



**EASTERN
CONNECTICUT
STATE UNIVERSITY**



SMMA

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**EASTERN CONNECTICUT STATE UNIVERSITY
CAMPUS MASTER PLAN**

FINAL REPORT- October 2008

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Campus Master Plan

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SECTION ONE - INTRODUCTION

Campus Master Plan

INTRODUCTION

PLANNING APPROACH

Throughout calendar year 2007, Eastern Connecticut State University engaged in an extensive strategic planning process, focused on developing a vision- and values-driven proposal for Eastern's future. The resulting plan "A University of First Choice," is now in preliminary stages of implementation. The Master Plan, a major strategic initiative, supports the goals of the Strategic Plan by updating the University's physical plant, infrastructure, and campus grounds.

This Campus Plan Update continues an ongoing process that began in 1992 and was revised in 1997. The Master Plan forms the basis of future campus development and funding requests to the Board of Trustees. The educational space requirements of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan Report, developed by Paulien & Associates, Inc.

SMMA has had the opportunity to work with the faculty and administrative staff at Eastern in this phase of the planning process. We have sought to understand the unique qualities of the campus and the University, and to help plan for the challenges of the future. The Campus Plan Update addresses the facility requirements needed to accommodate projected program growth and other University needs through 2017. The plan addresses a number of common challenges facing modern university campuses, including new academic emphases, the needs of a resident population, enrollment growth, parking, pedestrian and vehicular circulation, and building maintenance. The Campus Plan Update for Eastern is a guide for incremental growth, planned expansion, and changing program and facility needs.

The planning process has been grounded in Eastern's core values and mission, which have served to guide it in evaluating alternatives and the final Master Plan. The plan builds on existing strengths of the campus and works to enhance the identity and image of the University by supporting Eastern's public liberal arts mission. The core of the campus will increasingly focus on the academic enterprise of the University, with additional residence halls being built on the periphery of the campus to accommodate modest enrollment growth. The Master Plan provides for enhanced green space to promote campus life uninterrupted by roadways, additional construction, such as a Fine Arts Instructional Center, Sports Center expansion, and major renovation projects, and allows for flexibility in meeting future University needs.

Five paramount issues for Eastern have directed SMMA's planning process: Preservation, Integration, Renewal, Adaptability, and Development. The major sections of the Campus Master Plan update delineate these issues and define a way to address them.

Preservation of the architectural scale and character of the best parts of campus is a major consideration in all of our planning recommendations while accommodating the programmatic needs of the entire campus.

Integration of existing and proposed campus design elements is addressed in the land use, landscape, and open space portion of the work. Functional areas are unified wherever possible through the use of similar materials—design, texture, and color—that form a cohesive whole for the campus and between the north and south portions of the campus.

Renewal of campus facilities is addressed in a renovation plan that prioritizes the need for modern academic programs in a specific plan with both initial and life-cycle costs. A time frame will be established for relocations and renewal of buildings and grounds of the campus.

Adaptability of campus space, buildings, and programs are a key ingredient in allowing the University to grow and maintain itself in a changing academic world. The plan supports the nature of change in the continuing evolution of academic programs.

Development of new facilities on campus is necessary to meet the current and projected space needs of the University. Renewal and adaptability cannot transform all existing facilities adequately to meet the needs of up-to-date teaching and research requirements. The plan proposes a number of new facilities to support the mission of the University.

GOALS AND OBJECTIVES OF THE MASTER PLAN

Goals and Objectives for Facilities and Campus Development are:

- To provide phased renovation, upgrades, replacement, and expansion of existing facilities;
- To identify functions that should be relocated in existing or new facilities, in coordination with the space utilization study;
- To outline a guide for unification and consolidation of the campus, with an emphasis on reconnecting residential facilities at the south campus to the academic core with a strong pedestrian link;
- To act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive images of the University, Community, and State;
- To provide a development strategy that establishes needs, priorities, schedules, and cost-effective solutions;
- To enhance Eastern's image as Connecticut's public liberal arts university;
- To reinforce Eastern's Green Campus Initiative by organizing a cohesive pedestrian circulation system.

Together with focused areas of study, the following broad objectives have formed the basis of the Campus Master Plan:

- A Renovation and Sequencing Plan is provided to allow prioritized upgrading of existing facilities;
- Relocation strategies identify current use of space and functionality, incorporate the Renovation and Sequencing Plan, and include new facilities as required;
- A Development Plan identifies and prioritizes new campus buildings;
- A comprehensive Open Space and Landscaping Plan develops a physical scheme that will unify and consolidate the north and south portions of the campus;
- An outline of a Capital Outlay Plan for new and renovated facilities.

MASTER PLAN FOCUS

The Eastern Campus Master Plan update focuses on the following areas:

1. New construction to meet existing and anticipated space deficiencies;
2. Proposed renovations and additions;
3. Capital outlay priorities for new facilities;
4. Mid- and long-range uses of buildings;
5. Landscaping, open space, campus entrances, borders, and planting;
6. Land use;
7. Campus housing;
8. Coordination with the assessment of the general use of space on the north, south, and Mansfield sections of campus;
9. The cost to maintain and renew facilities;
10. Parking and pedestrian / vehicular movement.

Proposed Clock Tower Road Quadrangle





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SECTION TWO - SITE ANALYSIS AND INVESTIGATION

Campus Master Plan

SITE ANALYSIS AND INVESTIGATION

Site Analysis and Investigation is the first stage of a four-part process. The first part is documentation of existing conditions. The work for this included site visits, interviews, data collection, photographic documentation, and research. The information gathered in this section has been interpreted and graphically documented in a series of site analysis diagrams. These site analysis diagrams describe existing conditions and allowed the planning team to identify opportunities and constraints inherent to the campus.

In the second part of this process, the planning team evaluated these opportunities and constraints to illustrate needed improvements for the campus, with interpretation of the Master Plan Program. The third part of this process included evaluation of the collected information as the basis for recommendations to the organization of existing and future development opportunities at Eastern. The final step outlined the conceptual alternatives within the context of the collected physical information.

Eastern Connecticut State University Campus



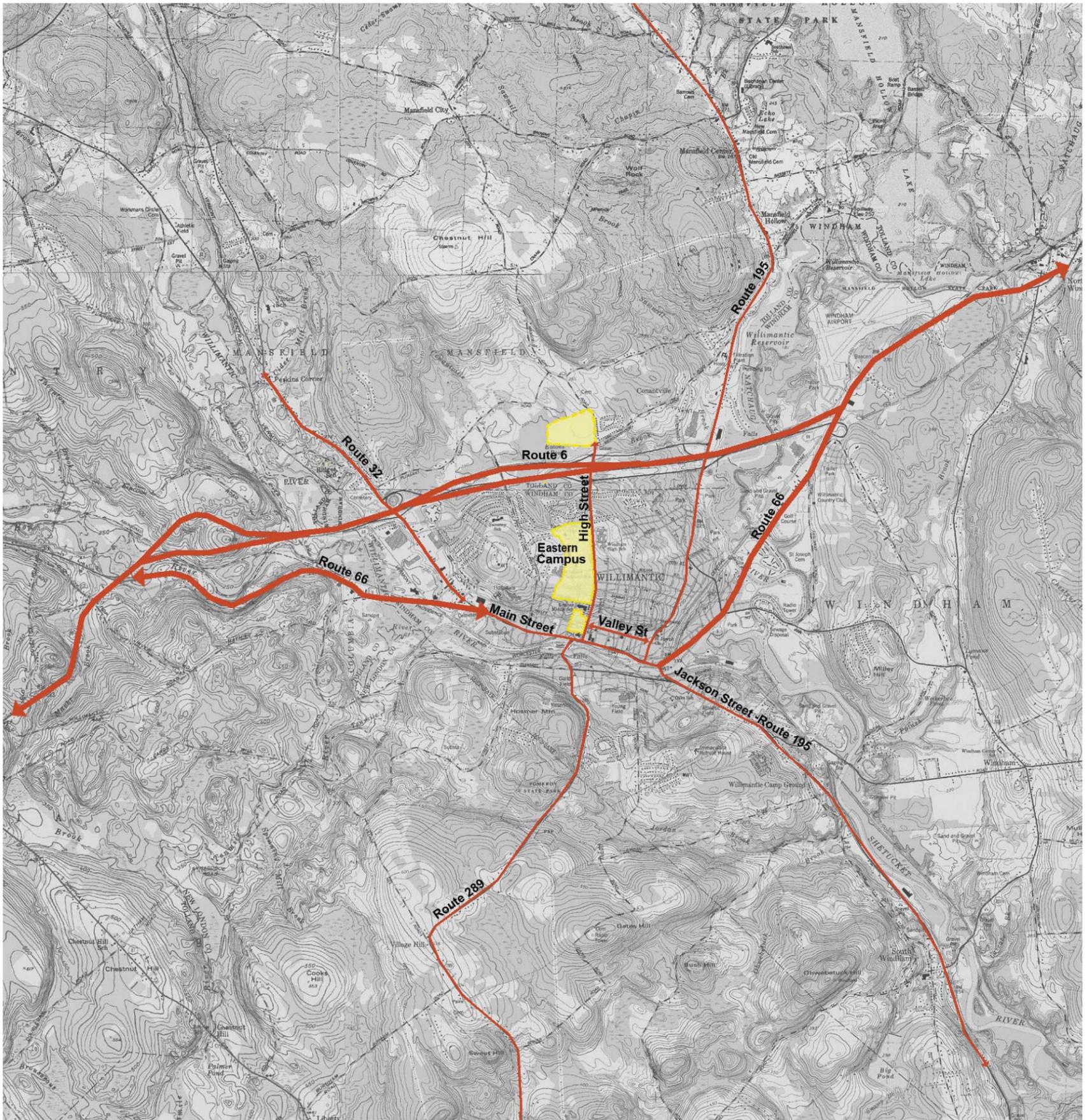
URBAN CONTEXT

Eastern is located in Willimantic, Connecticut, on one main campus, with a small portion of the campus separated to the south by the Kramer building owned by the Town of Willimantic, and with the Mansfield Campus annex containing most of the University's athletic fields and facilities. The Mansfield Campus is located approximately one-quarter mile north of the main campus on High Street. The Eastern main campus is accessible from Route 6, between Routes 32 and 66. It is located in an urban residential area with several area schools nearby, approximately one-quarter mile from the center of town.

LEGEND

-  Eastern Connecticut State University Campus
-  Major Vehicular Routes

Urban Context

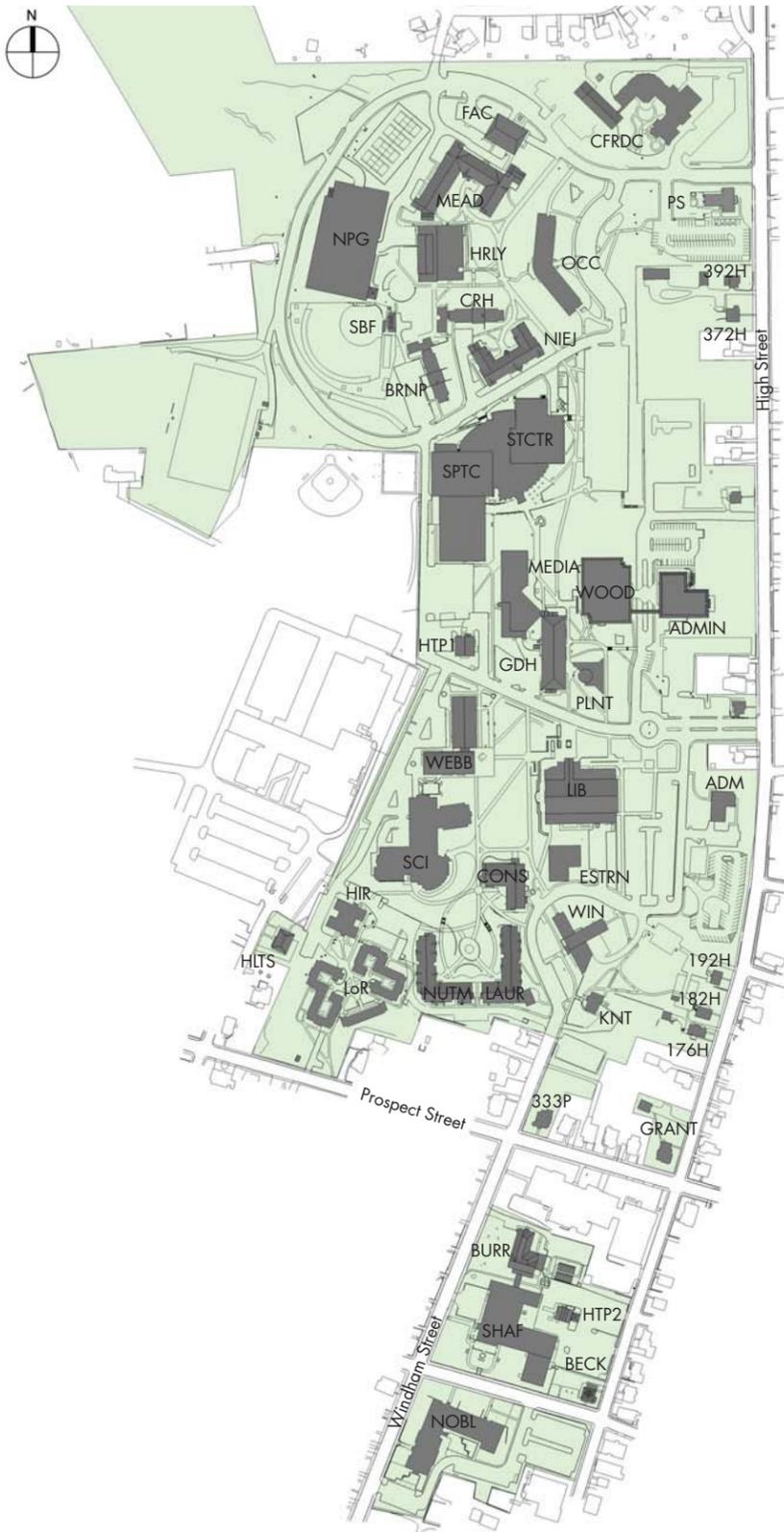


EXISTING CAMPUS PROPERTY

The Eastern campus currently includes 182 total acres, with the Mansfield Campus making up 73 of those acres. The main portion of the campus is defined by High, Windham and Prospect streets, with three public schools on the south, east and west sides. To the north are a residential neighborhood and an undeveloped woodland with wetland features. There are five internal campus roads for vehicular circulation. The campus is characterized primarily by topography and is north-south in orientation. Access to campus is by car, and around campus is by walking or shuttle bus. The Mansfield Campus is approximately a quarter mile to the north of the main campus. It is characterized by athletic fields with dedicated parking, and undeveloped land that is primarily vegetation and wetlands. Access to the Mansfield Campus is by car or shuttle. Pedestrian access is possible but lacks amenities, such as lighting and signage.

Expansion of the campus is somewhat constrained by the ability to acquire property, and by surrounding natural features including steep slopes and wetlands.

Existing Campus Property

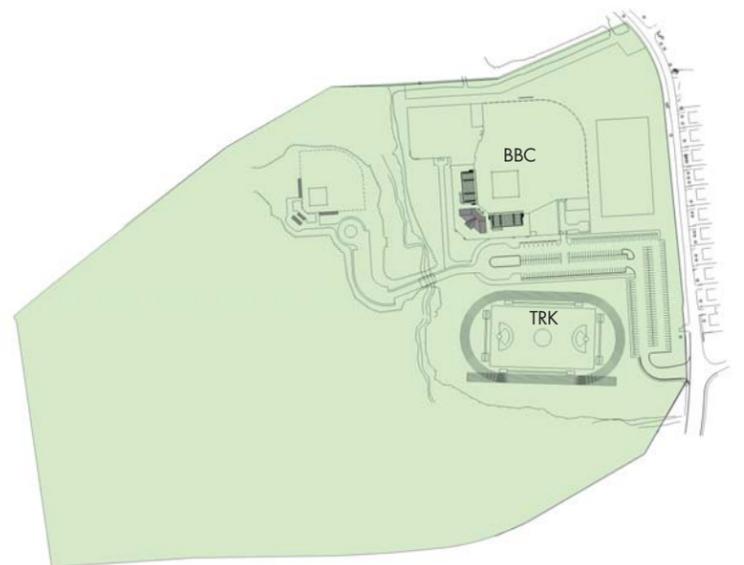


LEGEND

Extent of Eastern Connecticut State University Property

176H	176 High Street	LAUR	Laurel Hall
182H	182 High Street	LIB	J. Eugene Smith Library
192H	192 High Street	LoR	Low Rise Apartments
333P	333 Prospect Street	MEAD	Mead Hall
372H	372 High Street	MEDIA	Media Building
392H	392 High Street	NIEJ	Niejadlik Hall
ADMIN	Administration Building	NOBL	Noble Hall
ADM	Admissions Building	NUTM	Nutmeg Hall
BBC	Baseball Field	OCC	Occum Hall
BECK	Beckert Hall	NPG	North Parking Garage
BRNP	Burnap Hall	PS	Future Police Station
BURR	Burr Hall	SHAF	Shafer Hall
CONS	Constitution Hall	SCI	Science Building
CRH	Crandall Hall	SBF	Spector Softball Field
ESTRN	Eastern Hall	SPTC	Sports Center
FAC	Facilities Management and Planning	STCTR	Student Center
GDH	Goddard Hall	TRK	Track
GRANT	Grant House	WEBB	Webb Hall
HLTS	Health Services	PLNT	Wickware Planetarium
HTP1	Heating Plant, North	CFRDC	Child & Family Development Resource Center
HTP2	Heating Plant, South	WIN	Winthrop Hall
HIR	High Rise Apartments	WOOD	Wood Support Services Center
HRLY	Hurley Hall/Dining Services		
KNT	Knight House- Interfaith Center		

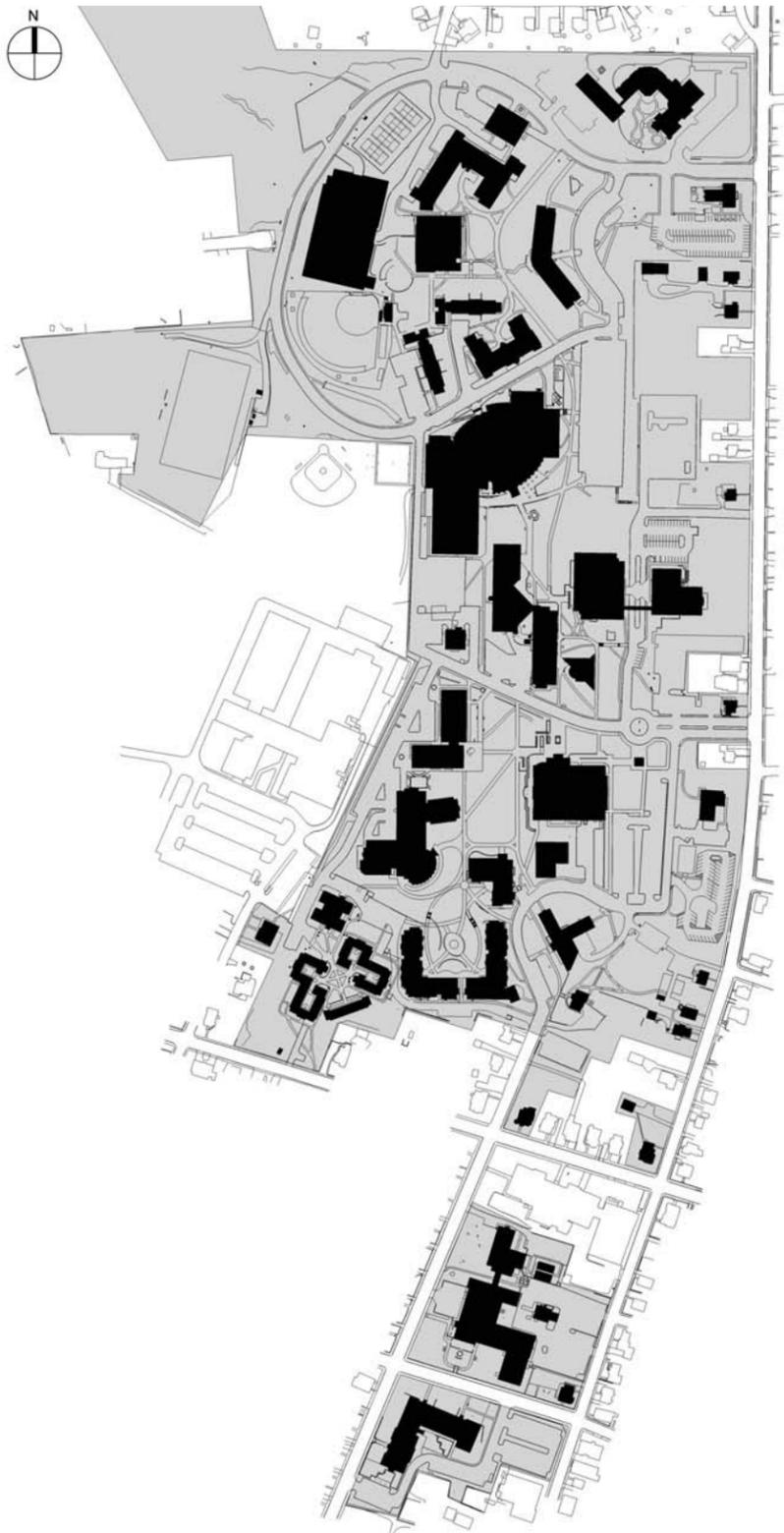
Mansfield Campus



EXISTING FIGURE GROUND

The Eastern Site Plan illustrates the extent of the existing campus as well as building massing and locations. The plan also indicates the layout of existing roadways, parking, walkways, athletic fields, and open space. Shown as a Existing Figure Ground plan, the emphasis highlights the existing buildings against the site.

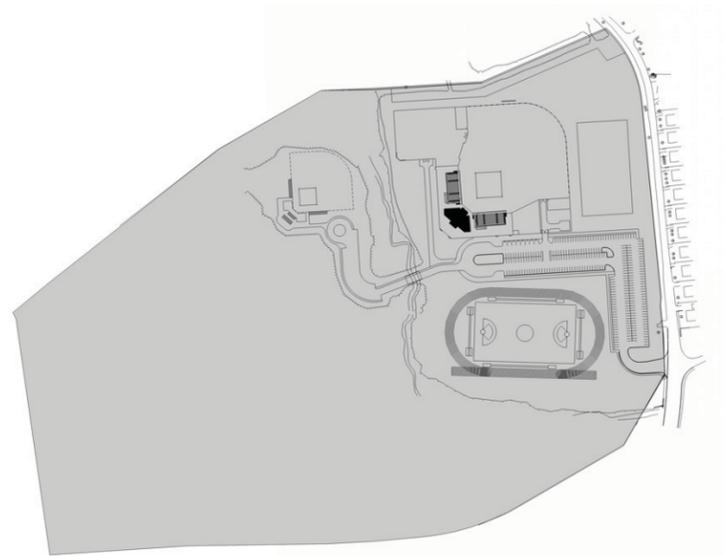
Existing Figure Ground



LEGEND

 Campus Buildings

Mansfield Campus



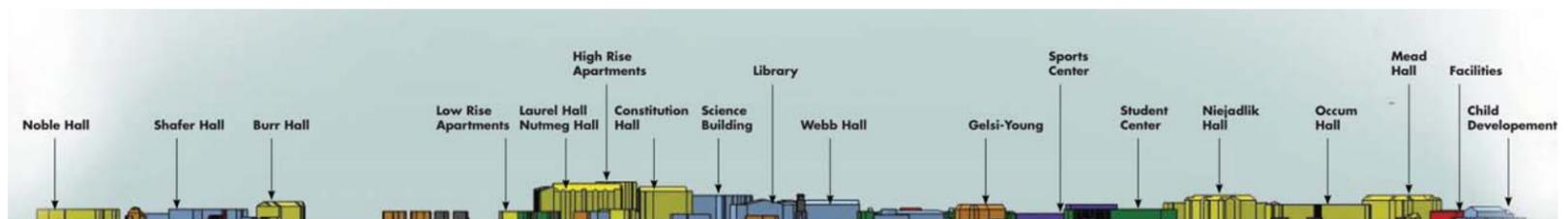
BUILDING PROFILE

The graphics below illustrate building massing and height relative to each other and location. The Existing Figure Ground plan is rotated with High Street on the bottom running left to right, or south to north. The Building Profile graphic below shows campus buildings in elevation corresponding to their location shown in the plan above. Building profiles show building mass and height relative to each other without taking topography into consideration.

Existing Figure Ground



Building Profile Along High Street

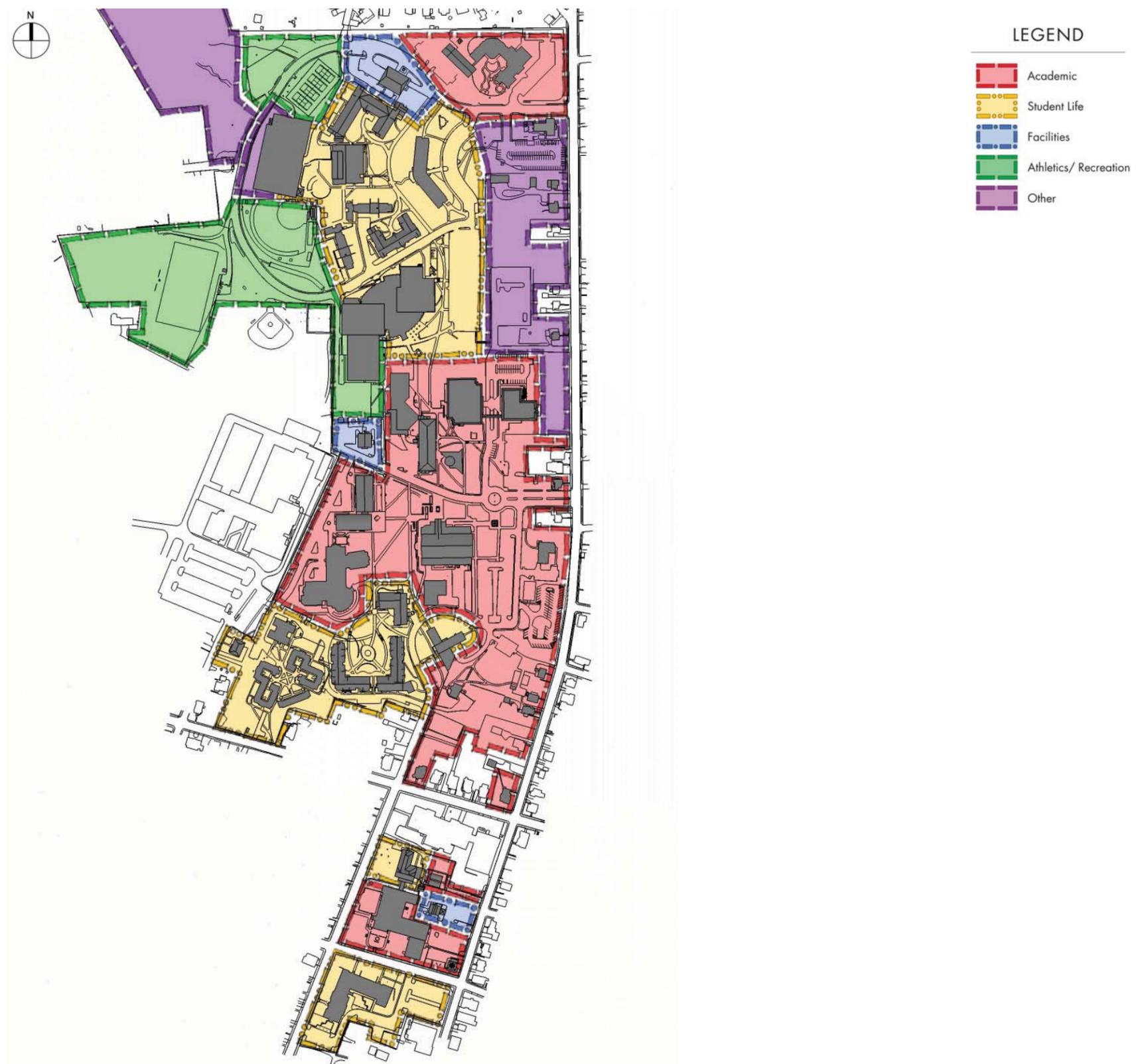


EXISTING LAND USE

The Existing Land Use diagram illustrates groupings of buildings by use category: Academic, Student Life, Facilities, Athletics/ Recreation, and Other. The Existing Land Use plan summarizes information contained in the Existing Building Use plan (page 2/8) and includes adjacent areas by use. The Existing Land Use plan is helpful in organizing and visualizing continuous outdoor spaces.

Academic space for Eastern is centrally located. However, Shafer Hall houses all of the fine arts program and is located on the south campus, and the Child and Family Development Center is isolated in the northeast corner of campus. Two residential zones are located adjacent to the academic spaces to the north and south. Athletic and Recreation space is primarily located at the Mansfield Campus with some space located near the parking garage on the northwest part of the main campus. The Facilities building is located on the north side of campus. There are two heating plants on campus, one located adjacent to the main academic space, the other adjacent to Shafer Hall. The land use areas designated as "other" consist of university property for future development and undeveloped land.

Existing Land Use

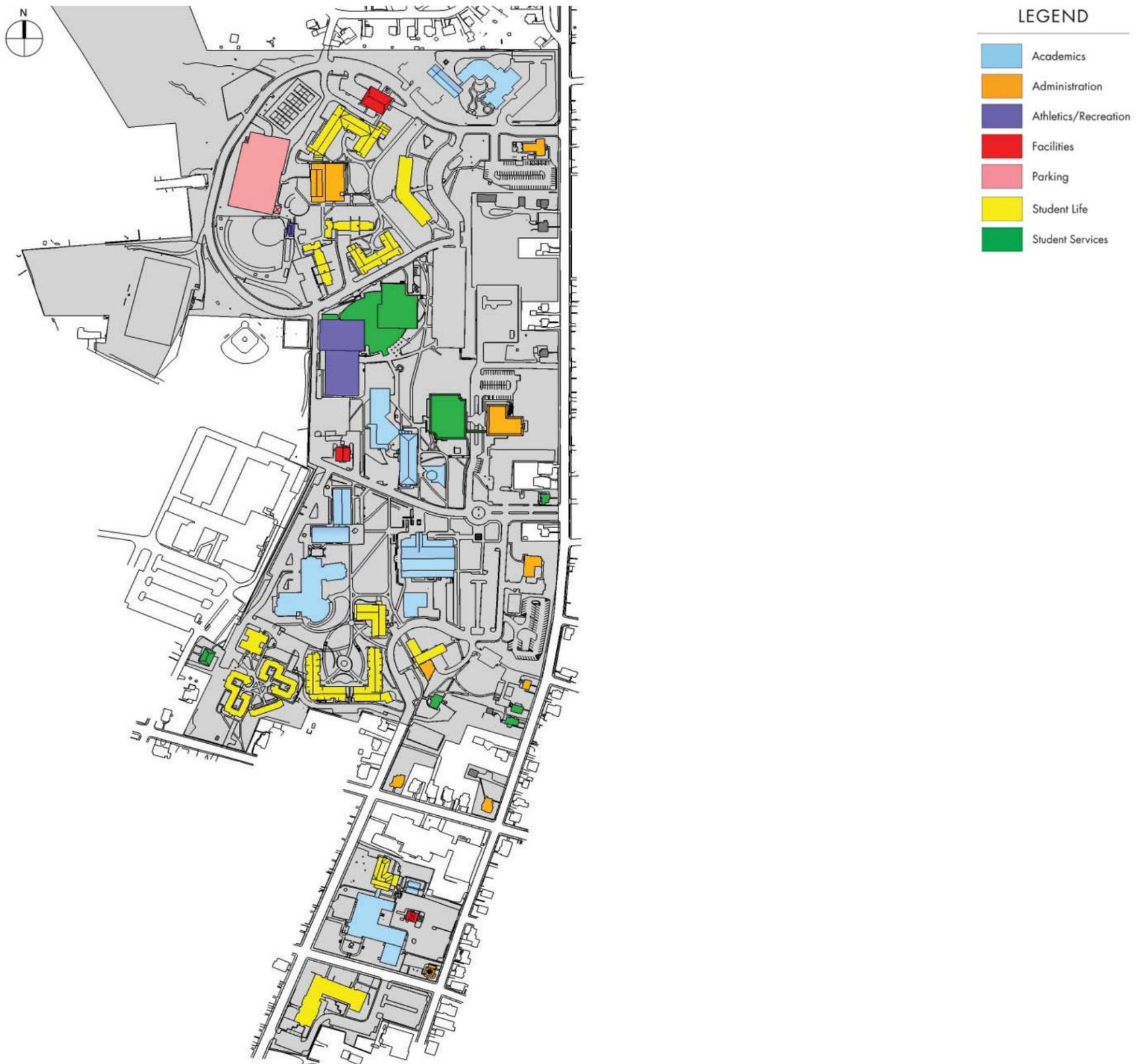


EXISTING BUILDING USE

The Existing Building Use diagram identifies campus buildings by use: Academics, Administration, Athletics/Recreation, Student Life, Facilities and Student Services. The plan illustrates the locations of uses across campus and the spatial relationships of each use group.

There are nine academic buildings on campus, with plans for a new Fine Arts Instructional Center. Academic buildings are centrally located on campus with the exception of Shafer Hall and the Child and Family Development Resource Center. The main administrative building is centrally located, with many other administrative support spaces located throughout campus in smaller buildings. Indoor athletics facilities are located on the Eastern main campus in one centrally located building. A Facilities building is located on the north side of campus. There are two heating plant facilities, one centrally located, the other located adjacent to Shafer Hall. A parking structure is located on the northwest corner of campus. Five residence halls and a campus dining hall are located in the residential zone north of the academic zone; six residence halls, including the Low Rise Apartments, are located in the residential zone south of the academic zone, and two residence halls are located on the south part of campus. The Student Center and Library are centrally located with other student services, including health services, located in small buildings throughout campus.

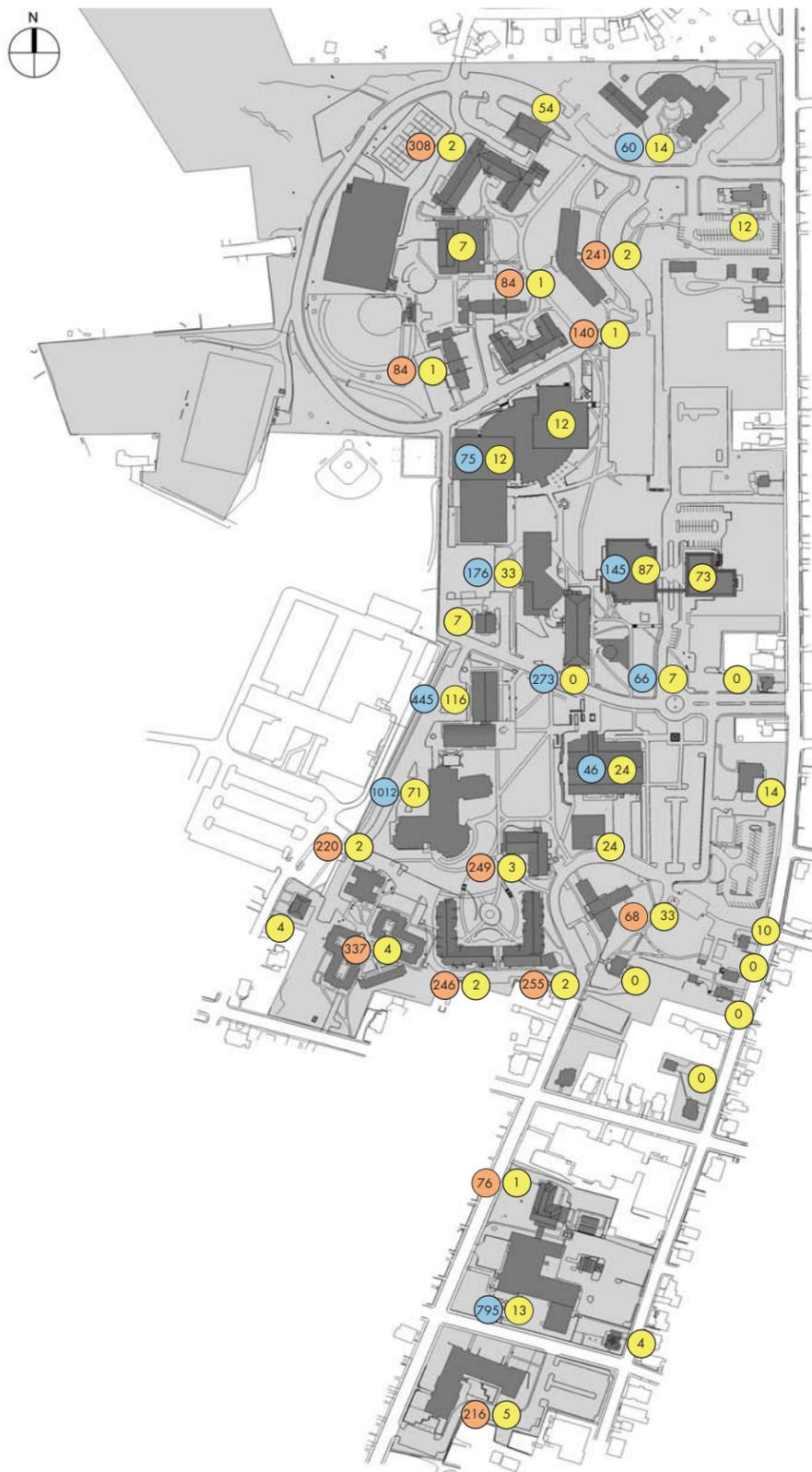
Existing Building Use



EXISTING BUILDING POPULATION

The Building Population diagram identifies the population of each campus building by: Faculty and Staff, Classroom Seats, and Residential. The plan illustrates locations of population types across campus. These numbers are later used in this document as a planning guide for parking distribution based on faculty and staff needs, available classroom seats, available residential beds, and existing parking to be replaced.

Existing Building Population



LEGEND		TOTAL
12	Faculty and Staff Population	657
35	Classroom Seats	3,093
150	Residential Population	2,524

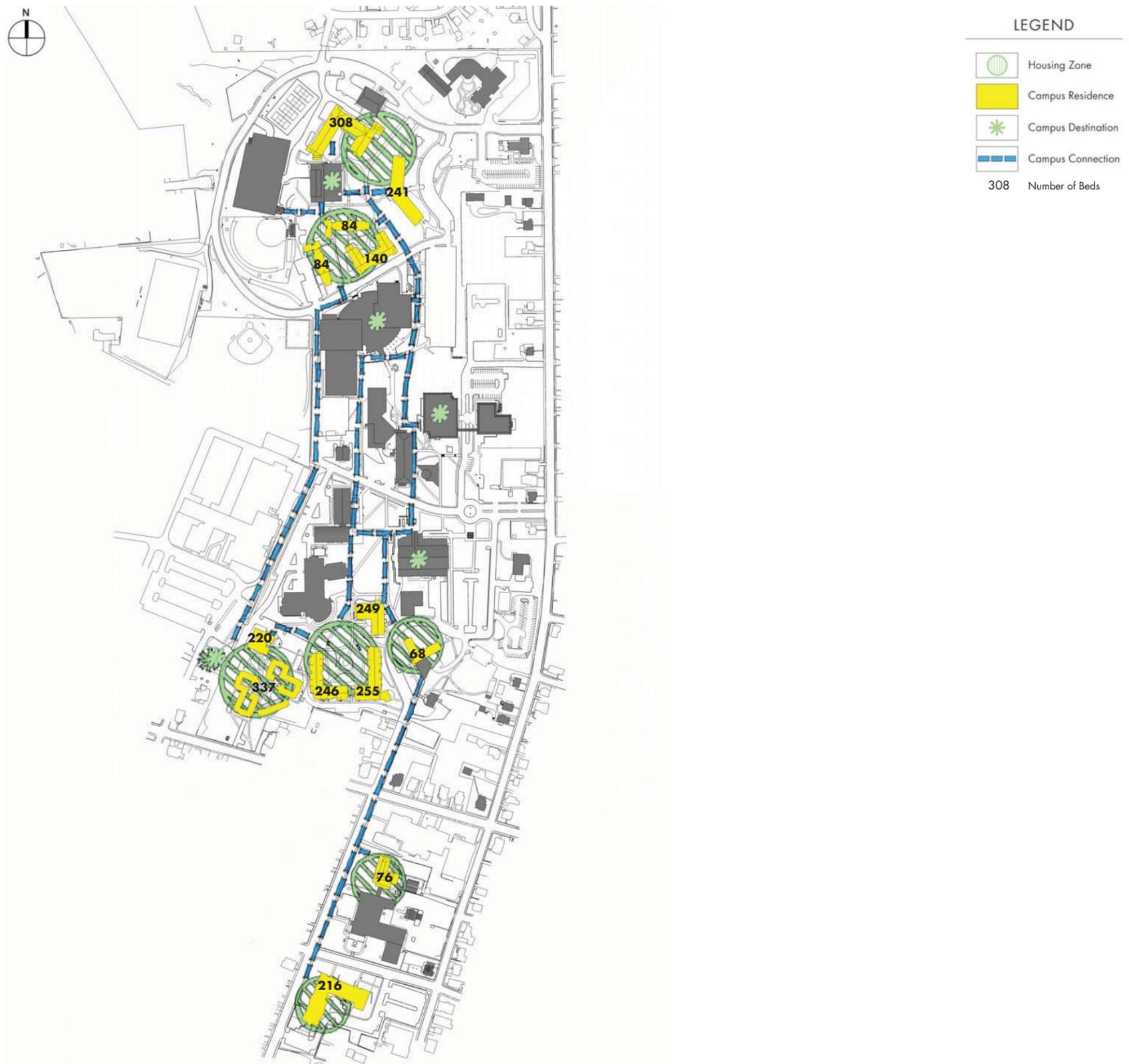
NOTE: Information interpreted from the Program for the Master Plan by Paulien and Associates, May 2008.

EXISTING STUDENT HOUSING LOCATIONS

The Existing Student Housing diagram illustrates the locations of all existing student housing on campus, noting destinations and access routes to student services. The Existing Student Housing plan is evaluated to determine the existing pedestrian connections on campus and identify areas for improvement.

Residence halls are concentrated in one area on the north side, and two areas on the southern campus. The area on the north side consists of five halls adjacent to the student center, campus dining hall and parking structure: Mead, Burnap and Crandall halls for first year students, Occum and Niejadlik halls for upper classmen. One area on the south side consists of six residence halls adjacent to the library and academic buildings: Constitution and Winthrop halls for first-year students, Nutmeg and Laurel halls, and High Rise and Low-Rise Apartments for upper classmen. The other area on the south side consists of two residence halls separated from campus by the former Kramer Middle School that is currently used as a pre-school, and large change in elevation: Burr Hall for first-year students and Noble Hall for upper classmen. Little informal open space exists for student activity. Pedestrian access routes to and from residence halls will be evaluated for safety and connectivity. Main activators of student movements from residence halls are indicated as the campus dining hall, student center, administrative support, and the library.

Existing Student Housing

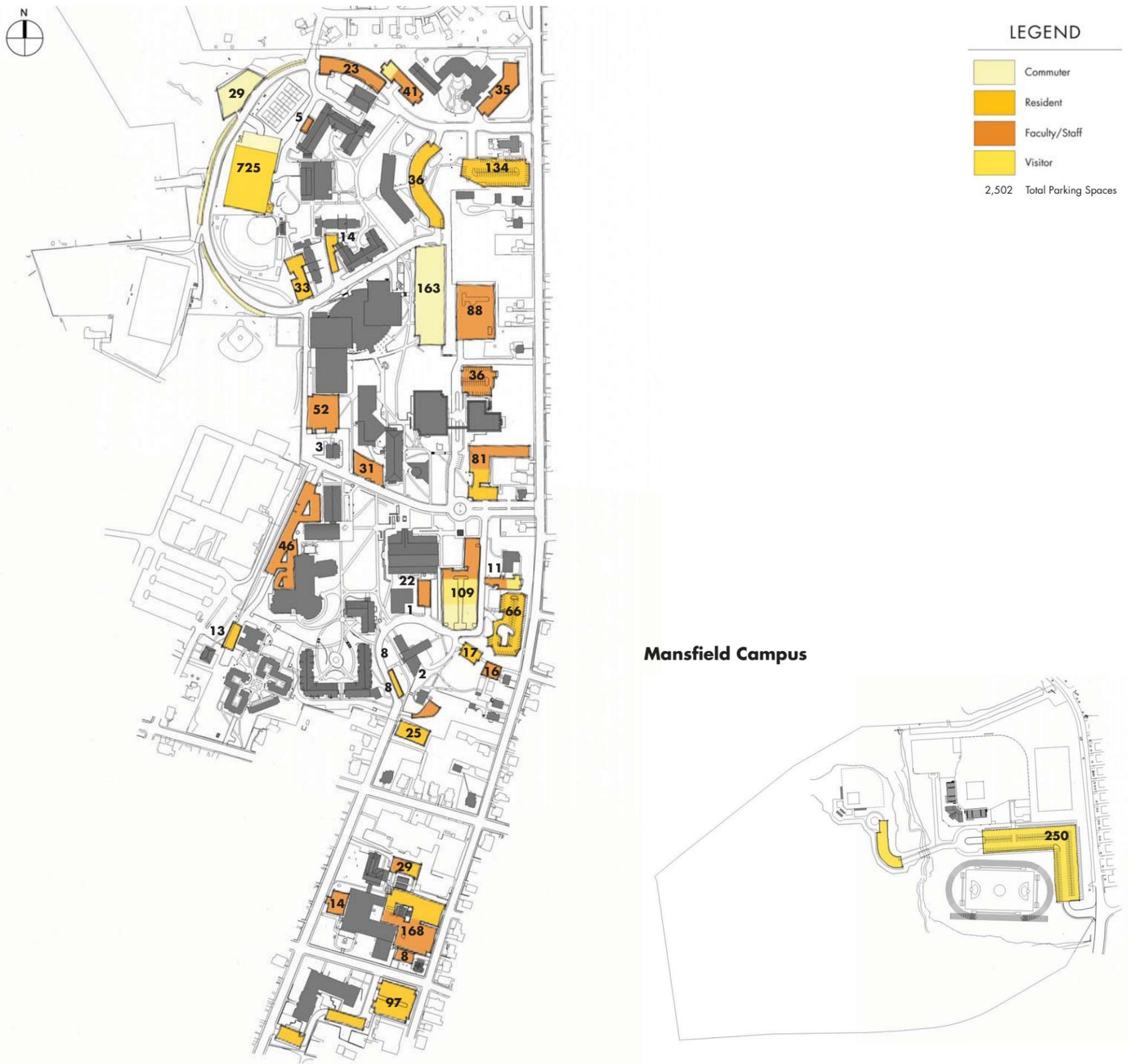


EXISTING PARKING

The Existing Parking diagram illustrates the location and the users of all existing parking on campus. The Existing Parking diagram is evaluated to determine if the amount of existing parking is adequate and optimally located. Currently there are 2,502 parking spaces on campus. Of this inventory, 93 spaces are designated for handicapped drivers. Handicap accessible spaces are designated in 28 parking lots and the parking garage.

Parking is concentrated on the north end of campus, where the only parking structure is located, in combination with a couple of large surface parking lots. Surface parking is dispersed throughout campus in proportions more dominant than open space. The Mansfield Campus has adequate dedicated surface parking. The existing parking diagram is used in combination with the building population diagram to determine if locations of existing parking are in balance with users and their destinations.

Existing Parking



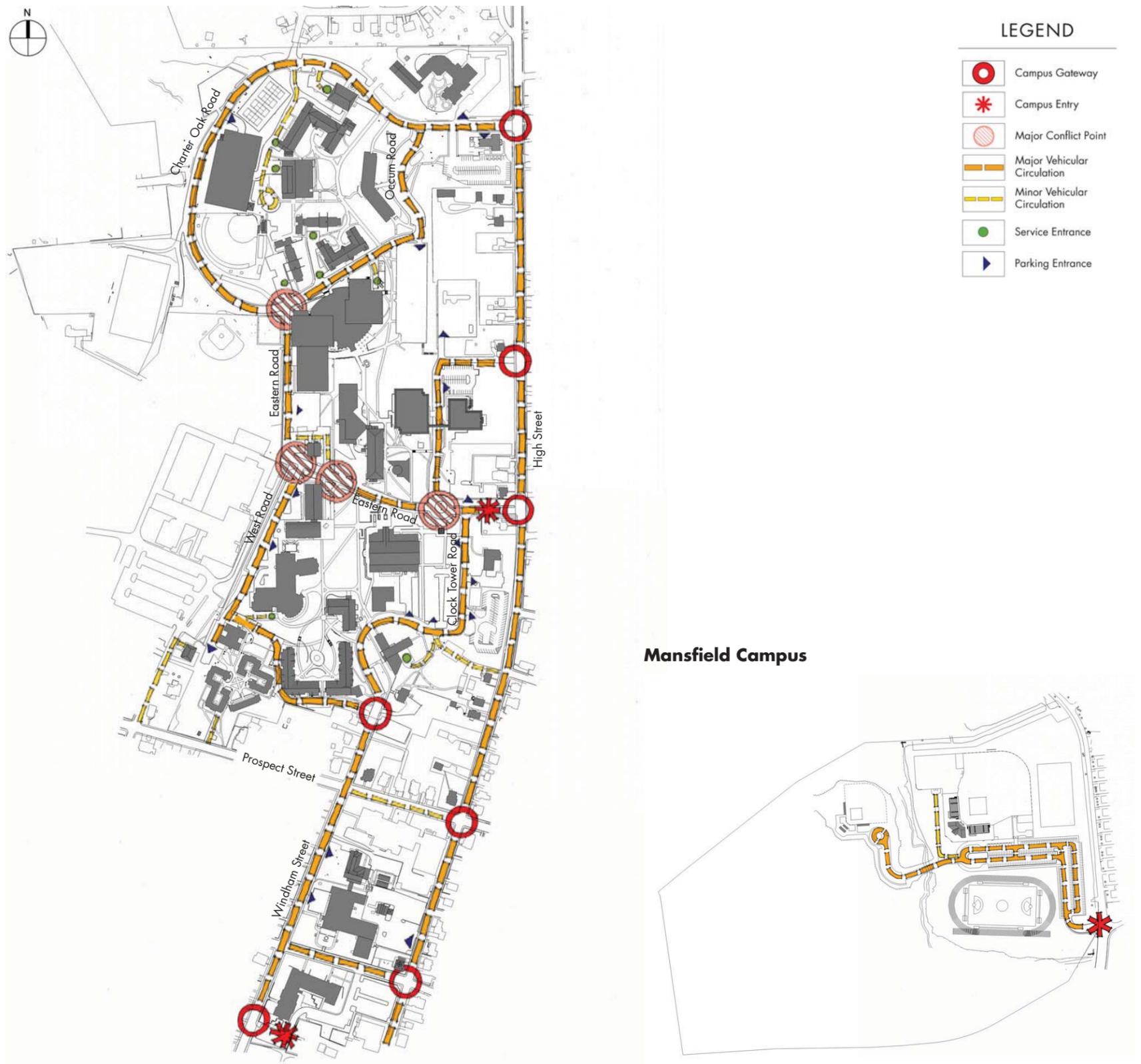
EXISTING VEHICULAR CIRCULATION

The Existing Vehicular Circulation diagram illustrates major and minor points of entry to campus, vehicular circulation routes and points of conflict with pedestrians. Vehicular circulation on campus is an extension of the off-campus street system and brings vehicles to major entry points as well as penetrating and dividing the campus.

The campus has many points of vehicular entry. General vehicular circulation within the interior of the campus is necessary to reach selected parking and service areas; however, it creates conflicts with pedestrian circulation and parking. The main entry to campus is from High Street onto Eastern Road, an interior campus road. There are several other points of entry to campus from High Street and Windham Street. Mansfield Campus has one point of entry. Three major conflict points occur along Eastern Road at major pedestrian crossing areas. Another major conflict point occurs at the Sports Center where buses load at the intersection of Eastern and Charter Oak roads. In general, pedestrian crossings at major vehicular circulation routes are areas of conflict. Vehicular circulation internal to the campus is also problematic. Roadways bisect the campus core and separate the residential zones from the academic zone.

Reorganization of major vehicular routes can alleviate points of conflict, making the campus more safe. A common palette of materials, including paving, curbing, planting, lighting, and signage is recommended to differentiate vehicular roadways from pedestrian circulation routes.

Existing Vehicular Circulation



EXISTING PEDESTRIAN CIRCULATION

The Existing Pedestrian Circulation diagram illustrates major and minor pedestrian circulation routes, and defines significant activity nodes and building entrances. A close examination of pathways is essential to identify problems and conflicts within the circulation system and make it more efficient.

Existing pedestrian circulation routes have some organization and structure, but lack connectivity and efficiency. Major vehicular circulation routes and steep topography have hindered the development of optimal pedestrian circulation.

Improvements to the pedestrian circulation system are needed to create visual and physical connections between buildings and other campus spaces. The system should provide a major connection through the campus core with a secondary network of pathways to campus destinations. A distinct palette of materials including paving, planting, lighting, signage, and other amenities should distinguish pedestrian routes from vehicular routes and highlight pedestrian crossing zones at vehicular conflict points. Organizing and articulating these elements will improve the overall visual quality and safety of the campus.

Existing Pedestrian Circulation



EXISTING OPEN SPACE

The Existing Open Space diagram describes the quality and character of open space and the campus edges. Existing campus open space includes plazas/building entrances, quadrangles, athletics/recreation space, and common open space that are linked by pedestrian passageways. Campus edges include streetscape, parking, institutional, environmental and residential edges. These characterizations can describe a hierarchy and ultimately give form to the use of the various spaces. The Proposed Open Space plan development will redefine a hierarchy for interpretation of open space and campus edges, and to identify areas for improvement. Areas of vegetation, steep slopes, wetlands and streams are also illustrated.

The campus has very little defined open space. Common space lacks definition and connectivity while campus edges lack identity and unification. The main campus has some athletic space, but lacks informal recreation space. Most of the athletic space is consolidated at the Mansfield Campus.

To enhance the quality and coherence of open space on campus, selected open space elements need to be strengthened, unified, and redefined creating a connective canvas for a pedestrian circulation framework.

Existing Open Space



These elements include:

Plazas/Building Entrances – There is some consistency in design approach and palette of materials used for entries and plazas on campus. Building entrances and plazas can be enhanced to further differentiate these areas and direct pedestrians to their destinations.

Quadrangles – There is one true quadrangle on campus located between Nutmeg, Laurel, and Constitution halls, and the Science building. Another quadrangle exists between the Science building and the Library, but loses definition at the north end. Quadrangles help to establish a unique identity for a group of buildings and assist in wayfinding and creating a sense of place within the campus framework. Quadrangles are recommended at the academic core and residential areas.

Athletics/Recreation Space –Athletic space is located primarily on the Mansfield Campus with additional fields on the Eastern main campus. Eastern lacks defined recreational open space.

Campus Edges – Existing campus edges vary by type and adjacent open space use. Visual identification clues or gateways to define entry into the developed portion of the campus can be further enhanced to identify campus boundaries.

Plazas and Building Entrances



Quadrangles



Athletics and Recreation



Campus Edges



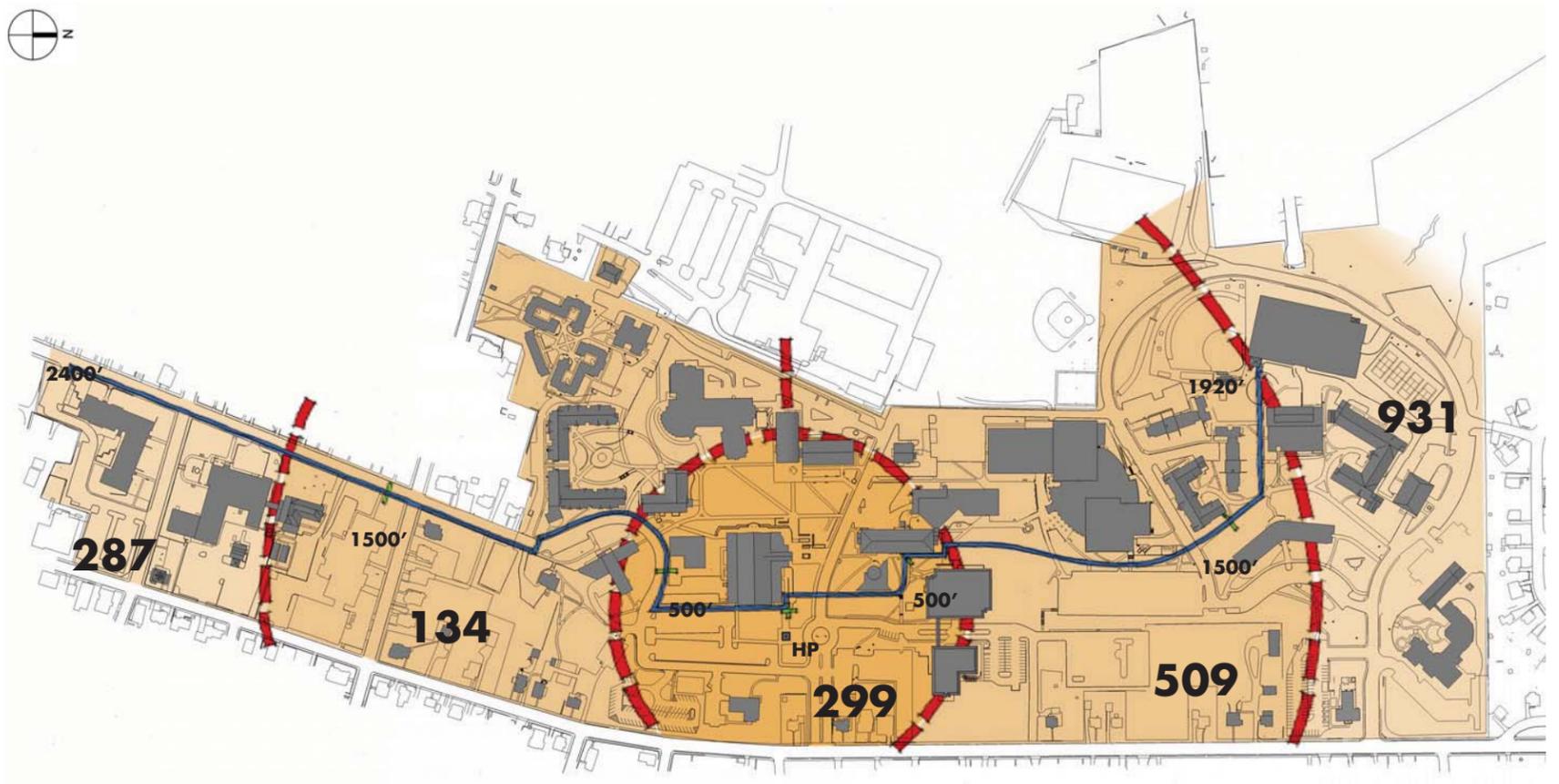
WALKING DISTANCE

The Walking Distance diagram illustrates the walking distance from the high point at the center of campus to the north and south ends of campus. Because of the topography of the campus the distance between the dashed lines represents up to 10 minutes of walking. The walking distance diagram is also studied with the building population diagram to help determine if the parking allocation is balanced across campus.

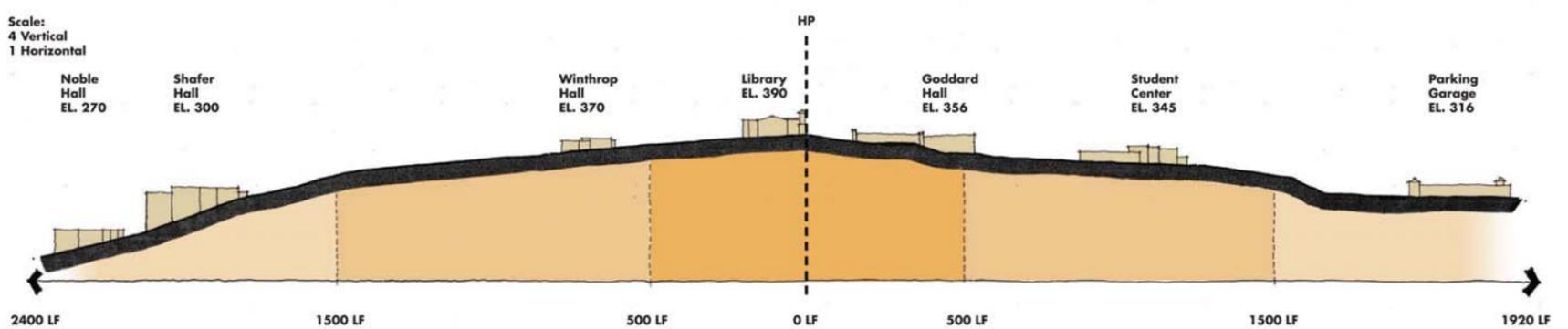
LEGEND

-  Pedestrian Section Line
-  Campus Zones- 1000'
-  Zone 1
-  Zone 2
-  Zone 3

Walking Distance



Section Walking Through Campus



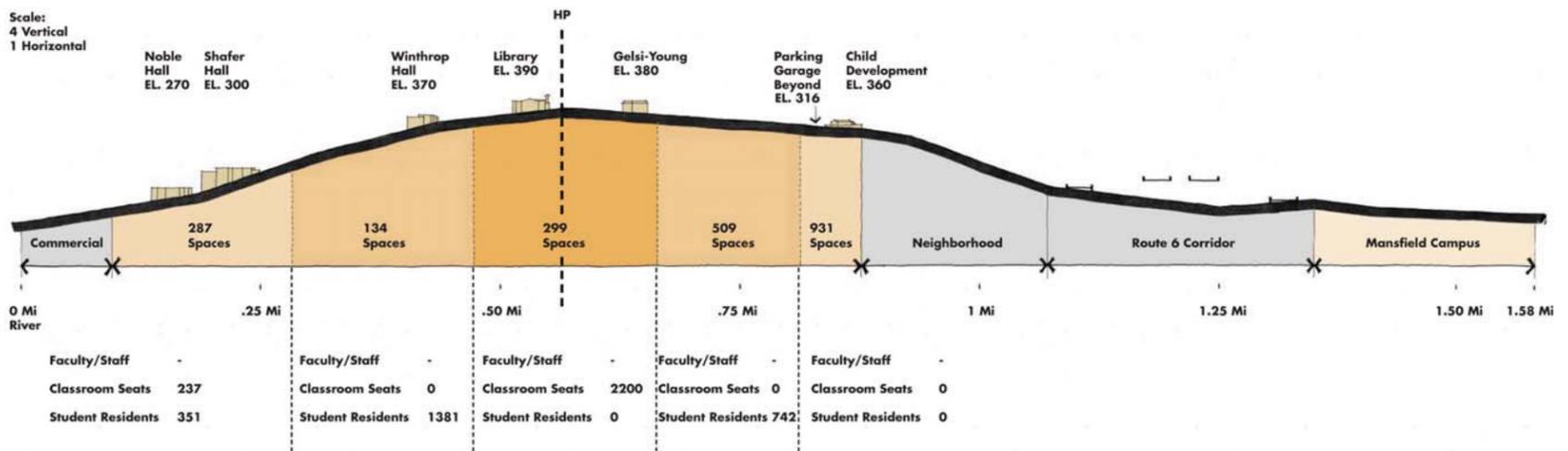
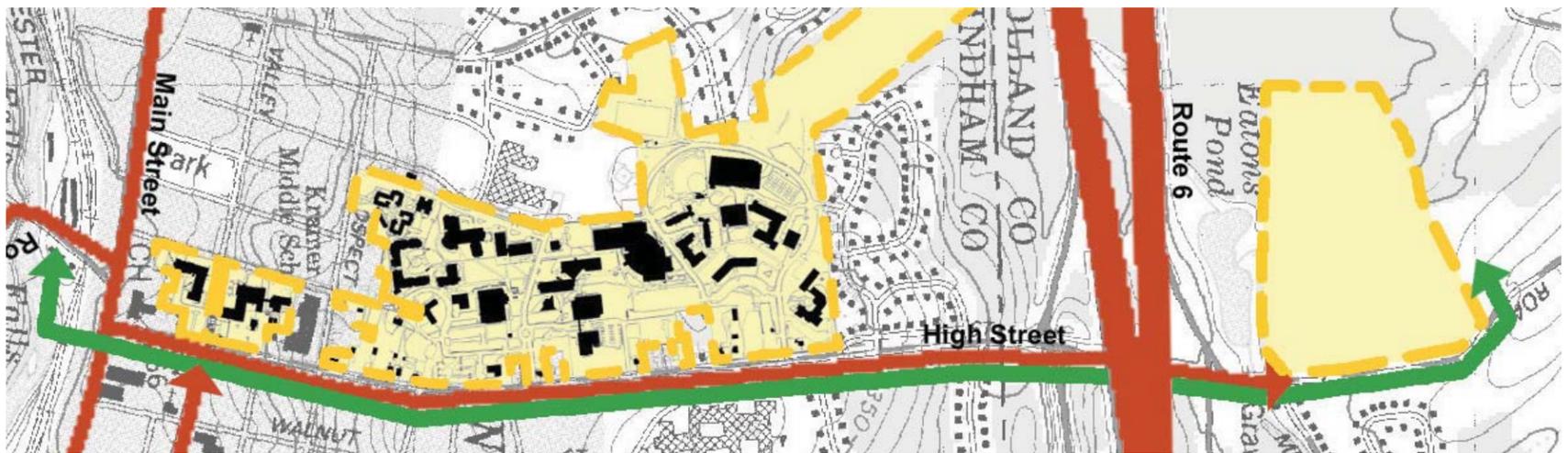
SECTION WALKING THROUGH CAMPUS

The Section Walking Through Campus represents pedestrian travel from the south end of campus to the north end. The section line is illustrated on the walking distance diagram. From Noble Hall to the Library a pedestrian travels 2400 linear feet, nearly half a mile, and 120 vertical feet. From the Parking Garage on the north end to the Library, a pedestrian travels 1920 linear feet, a third of a mile, and 74 vertical feet.

SECTION ALONG HIGH STREET

The Section Along High Street illustrates distance and topography relative to parking and building population with the context of the walking distance zones.

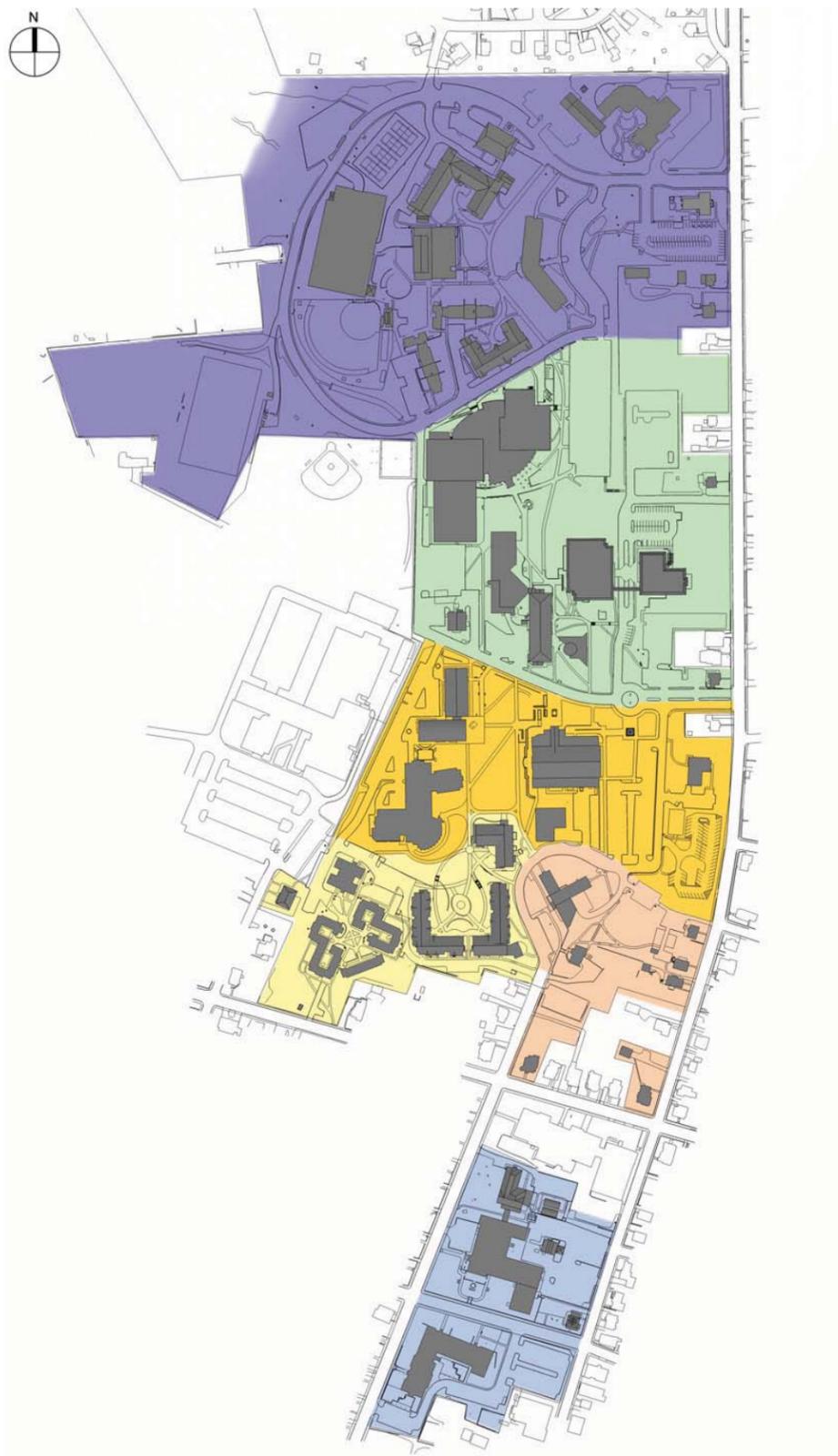
Section Along High Street



CAMPUS PLANNING PRECINCT

The Campus Planning Precinct diagram delineates geographic areas of campus. Other factors considered in the delineation of precincts include land use, building use, and topography. The campus planning precinct diagram is useful in later studies of program fit, and concept alternatives, and ultimately in the development of the campus master plan. It is important to understand the unique characteristics and features of each precinct, and how they knit together to make the whole campus.

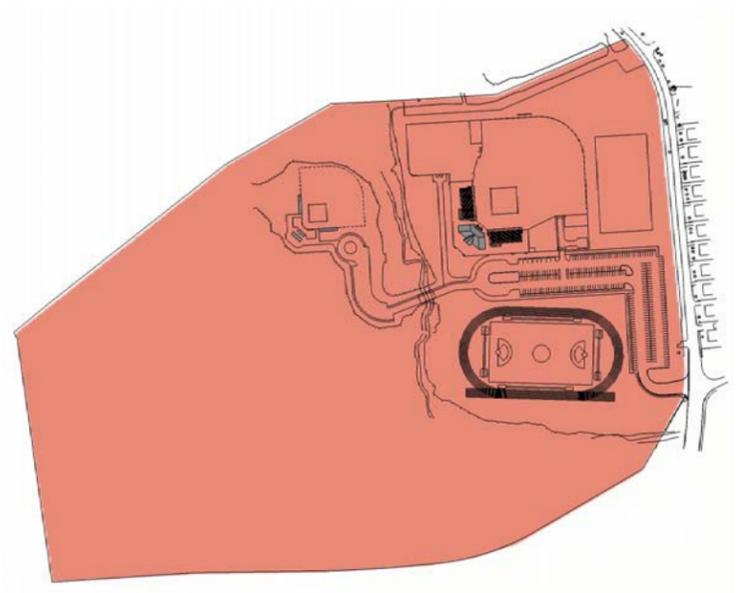
Campus Planning Precincts



LEGEND

- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4
- Precinct 5
- Precinct 6
- Mansfield Campus

Mansfield Campus

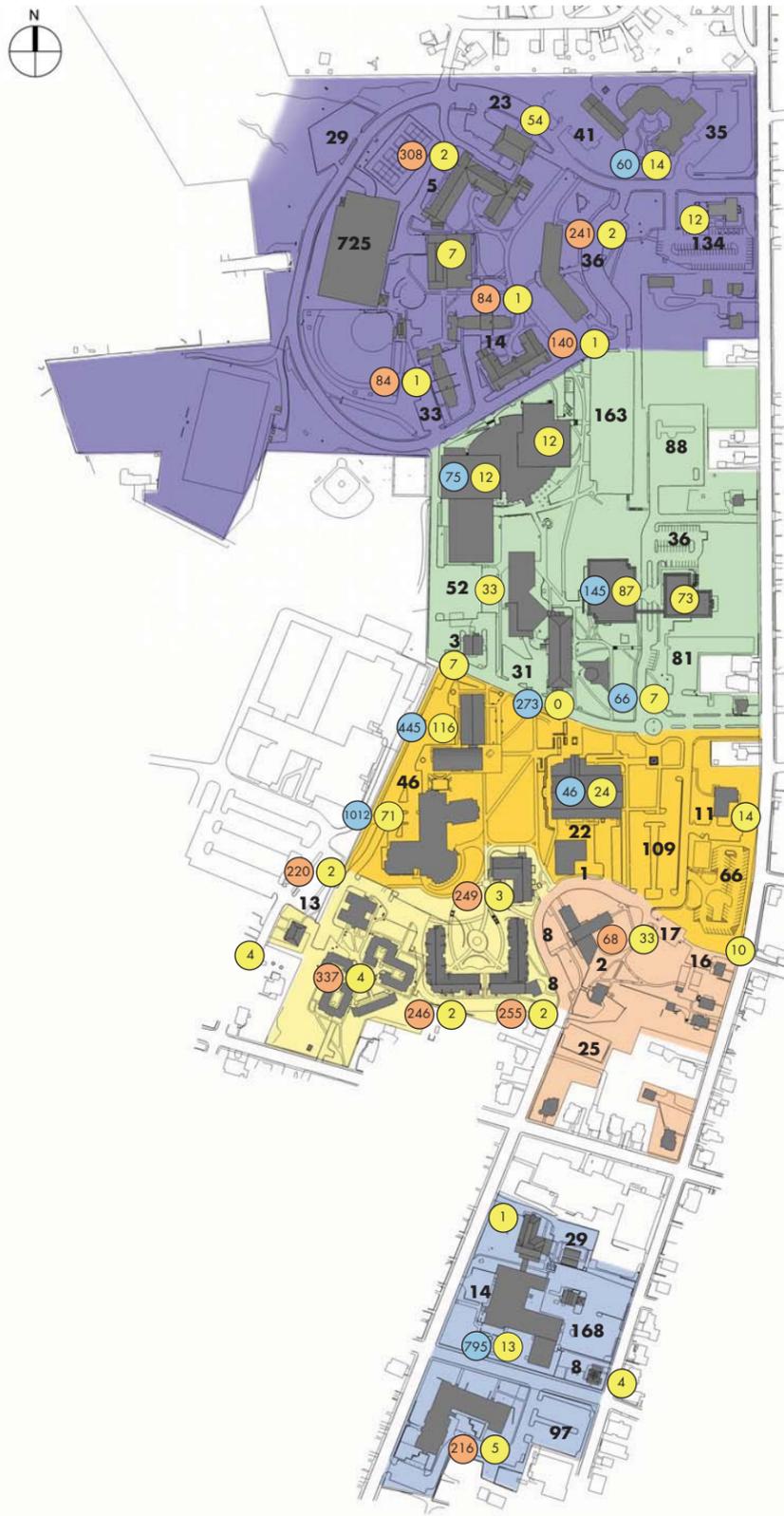


PARKING ANALYSIS

The Parking Analysis diagram uses the campus precincts diagram as a base, then overlays existing parking and existing building populations. This analysis is helpful in understanding if the number of existing parking spaces available in each precinct is adequate for the current number of corresponding faculty and staff, commuter students, and residents.

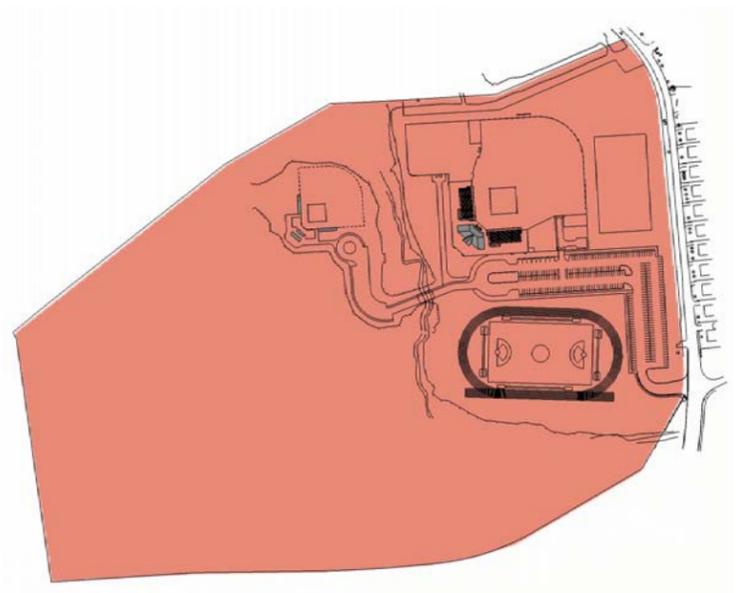
Currently, 2,502 parking spaces are available for 3,957 issued permits. Though these numbers suggest a shortage of available parking, when utilization rates are applied, the adjusted delta is smaller. Faculty and staff have 705 permits for 538 spaces. The University documentation suggests that faculty and staff are accommodated by the use of unused commuter and resident spaces. Commuter students have 2,066 permits for 760 spaces. The University documentation suggests that the number of spaces available for commuters is adequate due to each space having a turnover rate of almost three times per day. Student residents have 1,186 permits for 1,028 spaces. The University documentation suggests that the number of resident spaces is adequate based on the practice of some students leaving their cars off-campus during portions of the year. The University documentation also suggests that visitor spaces are inadequate in number and distribution.

Parking Analysis



LEGEND	Building Population			
	176 Classroom	24 Faculty/ Staff	76 Residence	35 Parking
Precinct 1	60	94	857	958
Precinct 2	735	231	0	581
Precinct 3	1,503	249	0	188
Precinct 4	0	43	68	76
Precinct 5	795	23	292	302
Precinct 6	0	17	1,307	80
Mansfield Campus	0	0	0	250

Mansfield Campus



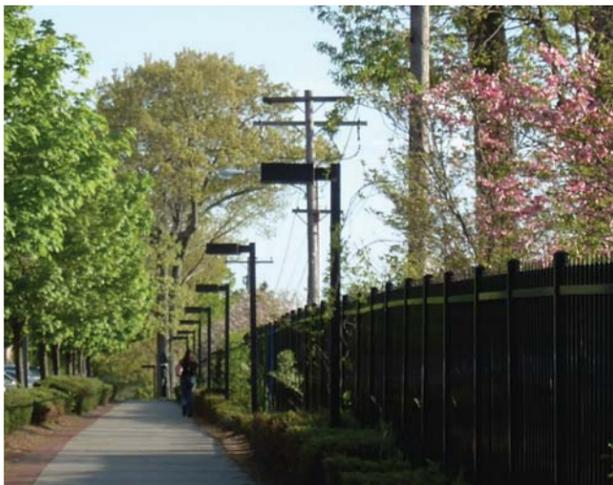
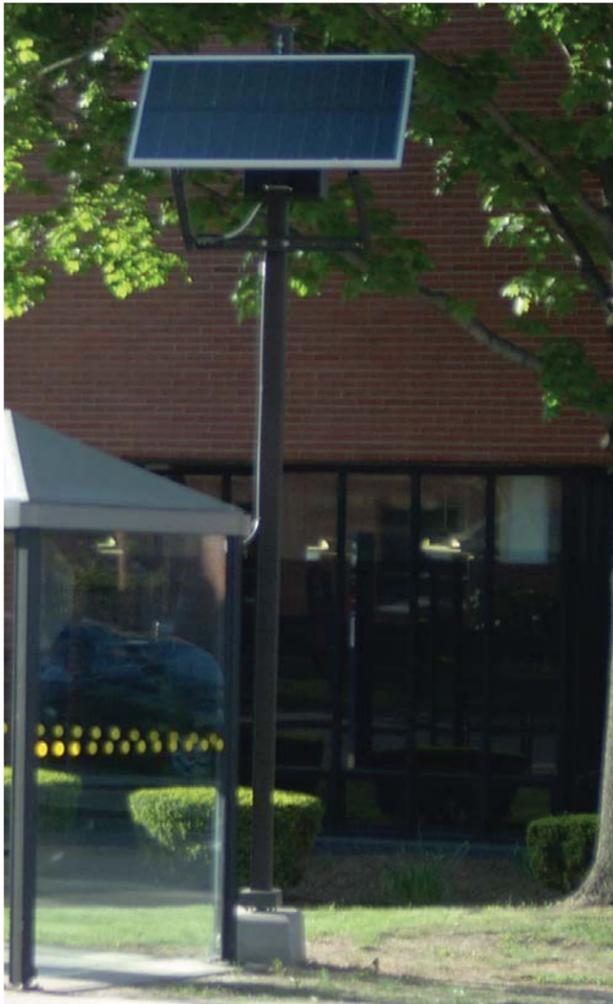
PHOTOGRAPHIC SURVEY

Site Features



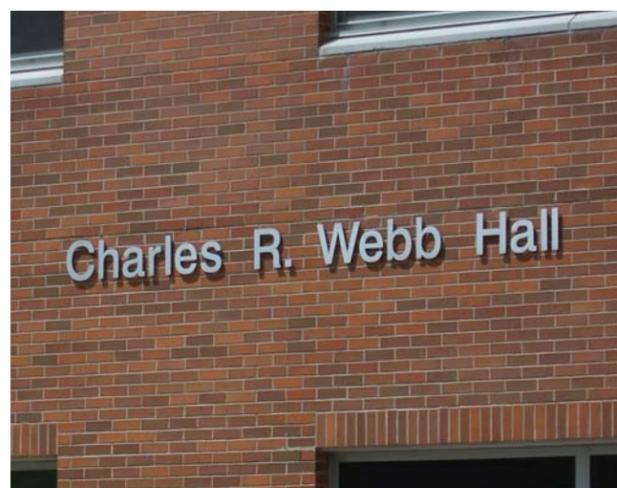
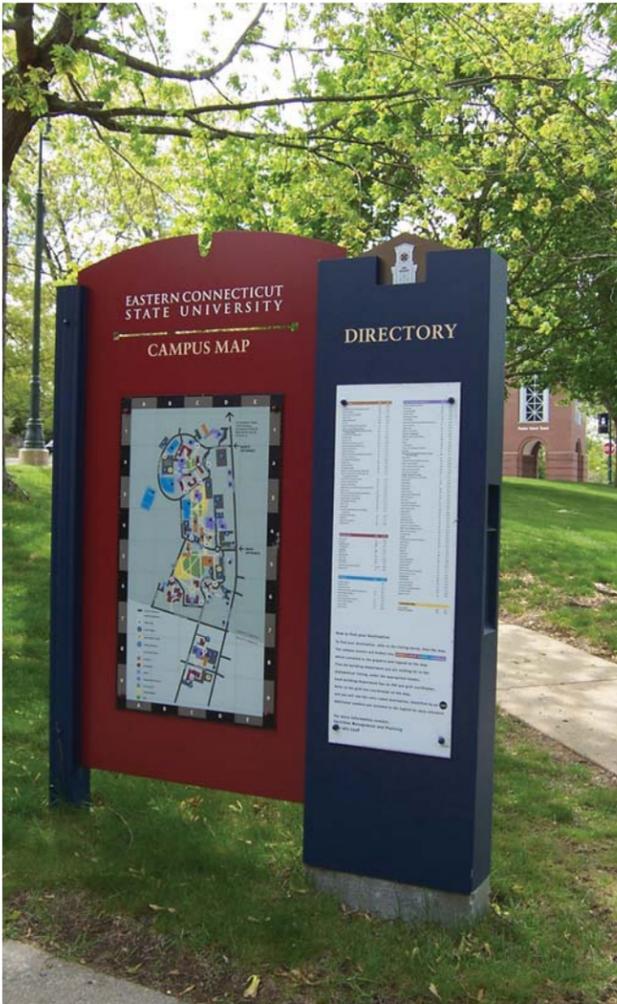
PHOTOGRAPHIC SURVEY

Lighting and Communications



PHOTOGRAPHIC SURVEY

Signage



PHOTOGRAPHIC SURVEY

Planting



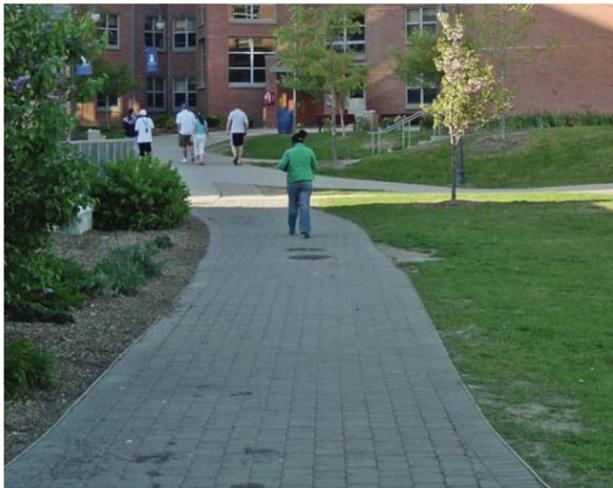
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Amenities



PHOTOGRAPHIC SURVEY

Paving





EASTERN
CONNECTICUT
STATE UNIVERSITY



SECTION THREE - BUILDING ASSESSMENT

Campus Master Plan

INTRODUCTION

A facilities condition assessment, evaluating the condition of the building systems for 40 buildings on campus was made by Friar Associates in June of 2006. This was done for Eastern Connecticut State University.

A physical survey of each building was carried out by a team of engineers and architects to describe current conditions of the Architectural, Structural, Site, Electrical, and Mechanical building components, and to evaluate code compliance requirements. Each building was evaluated against the Americans with Disabilities Act (ADA), Building Officials and Code Administrators (BOCA), and National Fire Protection Association (NFPA) codes and regulations to determine conformance with requirements with substantial building renovation, building code, and ADA upgrades would need to be completed for the entire building. Compliance was rated on a scale of 0-4 with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building's occupants. Each building was also evaluated on the condition of its individual building components. Conditions of each component were rated on a scale of 0-4 with a 4 rating equating to excellent condition, a 3 rating to good condition, a 2 rating to fair condition, and a 1 rating to poor condition.

Each building evaluation includes an estimate of probable costs for work required to bring each building into compliance with applicable codes, as well as costs associated with meeting suitable campus architectural standards. Estimated costs do not include cost of code upgrades if a building changes use. These estimates are compared to the cost of replacing the existing structure and reported as a Facility Condition Index (FCI), a standard measure used to determine the condition of each building. This is calculated by dividing the sum of the deferred maintenance, i.e., the repairs, replacements, or modifications required, by the current replacement value of the building. The higher the FCI the poorer is the condition of the building systems. An FCI from 0.00-0.10 is considered excellent, 0.11-0.40 good to fair, 0.41-0.75 fair to poor, and 0.76+ poor with recommendation for demolition and replacement.

The detailed assessment of each building on campus can be found in individual volumes of the Facilities Assessment Report. In this section, a one-page summary for each building in this section was developed for easy reference, listing:

- Current Use
- General Facts (Age, Room Types, Date of Last Renovation [if known, etc.])
- Current Condition (Replacement Value, Deficiencies, FCI (with improvements))
- Needed Improvements
- Likely Future Use
- Square Footage

In addition, a photograph of the exterior, plan of a typical floor, and key plan showing the building location on campus is included for each building in the study.

BUILDING INDEX

(FROM FRIAR ASSOCIATES REPORT)

Building #1	Baseball Field	Building #21	Webb Hall	Building #36	Grant House
Building #2	Facilities Building	Building #22	J. Eugene Smith Library	Building #37	Eastern Hall
Building #4	Mead Hall	Building #23	Admissions Building	Building #38	Burr Hall
Building #5	Hurley Hall	Building #24	Health Services	Building #40	South Heating Plant
Building #6	Occum Hall	Building #25	High Rise Apartments	Building #41	Beckert Hall
Building #7	Crandall Hall	Building #26	Low Rise "A"	Building #42	Noble Hall
Building #9	Burnap Hall	Building #27	Low Rise "B"	Building #43	Shafer Hall
Building #10	Niejadlik Hall	Building #28	Low Rise "C"	Building #46	Constitution Hall
Building #12	Sports Center	Building #29	Low Rise "D"	Building #47	Nutmeg Hall
Building #14	Media Center	Building #30	Low Rise "E"	Building #48	Laurel Hall
Building #15	Wood Support Services Center	Building #31	Winthrop Hall		
Building #16	Gelsi - Young Hall	Building #32	Knight House		
Building #17	North Heating Plant	Building #33	192 High Street		
Building #18	Goddard Hall	Building #34	182 High Street		
Building #19	Wickware Planetarium	Building #35	176 High Street		

LIST OF BUILDINGS SLATED FOR DEMOLITION OR RELOCATION

Below is a list of buildings slated for demolition or relocation as listed in the Paulien Report. This space is not included in the target year existing facilities inventory.

Building #26	Low Rise "A"
Building #27	Low Rise "B"
Building #28	Low Rise "C"
Building #29	Low Rise "D"
Building #30	Low Rise "E"
Building #37	Eastern Hall
	Public Safety Building
	372 High Street
	264 High Street
	306 High Street

LIST OF BUILDINGS LISTED AS HISTORIC PLACES

Below is a list of buildings listed as historic places at Eastern or to have historic significance. The Connecticut Environmental Policy Act requires the State Historical Preservation Office to determine whether or not an undertaking sponsored by another agency may have an effect on cultural resources, which include historic, engineering, architectural, archaeological and landscape assets.

Building #32	Knight House
Building #34	182 High Street
Building #35	176 High Street
Building #36	Grant House
Building #38	Burr Hall
Building #41	Beckert Hall
Building #42	Noble Hall
	333 Prospect Street

CURRENT REPLACEMENT VALUES AND DEFICIENCIES

Replacement values, deficiency values, and FCI as reported by Friar Associates represent costs of construction for 2006. To account for ever-increasing costs of construction, these costs have been adjusted to reflect current values for replacement, deficiencies and FCI in 2008. The updated values are listed on the corresponding building assessment summary pages within this section of the Campus Master Plan update.

Current replacement values were calculated using cost data for June 2008 provided by the Connecticut Department of Public Works. The schedule of current replacement values on the opposite page shows a breakdown by building of square footages, square foot costs, owner's costs, construction and project costs. Buildings with an * next to the building name indicate square foot costs were projected by SMMA.

Deficiency values were adjusted using the original estimates from the Friar Associates report and 3% increasing each for 2007 and 2008. Adjusted FCI values were calculated as described above using the numbers calculated for 2008.

CURRENT REPLACEMENT VALUE SCHEDULE

BUILDING #	BUILDING	GSF	TNASF	Building Type	Est. Const. SF Cost	Const./CRV	Est. Owner's Cost	Est. Owner's SF Cost	TPC/CRV
1	Baseball Field	19,427	1,222	Outdoor Athletic Center	\$ 161	\$3,127,747	45%	\$ 233	\$4,535,233
2	Facilities Building	24,543	16,386	Office/Admin. Buildings	\$ 240	\$5,890,320	45%	\$ 348	\$8,540,964
4	Mead Hall	132,636	76,601	Residence Halls (Low Rise)	\$ 240	\$31,832,640	45%	\$ 348	\$46,157,328
5	Hurley Hall	34,675	20,572	Food Service/Dining Halls	\$ 257	\$8,911,475	45%	\$ 373	\$12,921,639
6	Occum Hall	68,831	43,165	Residence Halls (Low Rise)	\$ 277	\$19,066,187	45%	\$ 402	\$27,645,971
7	Crandall Hall	22,134	13,824	Residence Halls (Low Rise)	\$ 298	\$6,595,932	45%	\$ 432	\$9,564,101
9	Burnap Hall	21,550	12,780	Residence Halls (Low Rise)	\$ 298	\$6,421,900	45%	\$ 432	\$9,311,755
10	Niejadlik Hall	75,691	41,575	Residence Halls (Low Rise)	\$ 277	\$20,966,407	45%	\$ 402	\$30,401,290
12	Sports Center	75,833	56,769	Athletic Ctrs w/Comp. Pools	\$ 252	\$19,109,916	45%	\$ 365	\$27,709,378
14	Media Center	34,290	23,065	Media/Computer Labs	\$ 321	\$11,007,090	45%	\$ 465	\$15,960,281
15	Wood Support Services Center	44,840	25,560	Office/Admin. Buildings	\$ 240	\$10,761,600	45%	\$ 348	\$15,604,320
16	Gelsi-Young Hall	44,428	29,548	Office/Admin. Buildings	\$ 240	\$10,662,720	45%	\$ 348	\$15,460,944
17	North Heating Plant *	5,756	1,526	Infrastructure	\$ 600	\$3,453,600	45%	\$ 870	\$5,007,720
18	Goddard Hall	46,020	23,333	Academic Bldgs w/Labs	\$ 364	\$16,751,280	45%	\$ 528	\$24,289,356
19	Wickware Planetarium *	4,982	2,914	Academic Bldgs w/Labs	\$ 400	\$1,992,800	45%	\$ 580	\$2,889,560
21	Webb Hall	73,952	39,886	Academic Bldgs w/Labs	\$ 354	\$26,179,008	45%	\$ 513	\$37,959,562
22	J. Eugene Smith Library	129,172	90,555	Libraries	\$ 298	\$38,493,256	45%	\$ 432	\$55,815,221
23	Admissions Building	5,432	3,327	Office/Admin. Buildings	\$ 240	\$1,303,680	45%	\$ 348	\$1,890,336
24	Health Services	5,600	2,934	Health/Professional Clinics	\$ 321	\$1,797,600	45%	\$ 465	\$2,606,520
25	High Rise Apartments	54,192	44,890	Residence Halls (Low Rise)	\$ 277	\$15,011,184	45%	\$ 402	\$21,766,217
26	Low Rise "A"	16,681	13,284	Residence Halls (Low Rise)	\$ 298	\$4,970,938	45%	\$ 432	\$7,207,860
27	Low Rise "B"	12,083	9,446	Residence Halls (Low Rise)	\$ 298	\$3,600,734	45%	\$ 432	\$5,221,064
28	Low Rise "C"	11,930	9,177	Residence Halls (Low Rise)	\$ 298	\$3,555,140	45%	\$ 432	\$5,154,953
29	Low Rise "D"	12,669	9,435	Residence Halls (Low Rise)	\$ 298	\$3,775,362	45%	\$ 432	\$5,474,275
30	Low Rise "E"	10,153	8,687	Residence Halls (Low Rise)	\$ 298	\$3,025,594	45%	\$ 432	\$4,387,111
31	Winthrop Hall	23,547	14,373	Residence Halls (Low Rise)	\$ 298	\$7,017,006	45%	\$ 432	\$10,174,659
32	Knight House	5,316	2,403	Office/Admin. Buildings	\$ 240	\$1,275,840	45%	\$ 348	\$1,849,968
33	192 High Street	2,596	1,792	Office/Admin. Buildings	\$ 240	\$623,040	45%	\$ 348	\$903,408
34	182 High Street	2,771	1,530	Office/Admin. Buildings	\$ 240	\$665,040	45%	\$ 348	\$964,308
35	176 High Street	3,187	2,067	Office/Admin. Buildings	\$ 240	\$764,880	45%	\$ 348	\$1,109,076
36	Grant House	5,129	1,642	Office/Admin. Buildings	\$ 240	\$1,230,960	45%	\$ 348	\$1,784,892
37	Eastern Hall	8,487	5,424	Academic Bldgs w/o Labs	\$ 322	\$2,732,814	45%	\$ 467	\$3,962,580
38	Burr Hall	37,085	23,674	Residence Halls (Low Rise)	\$ 298	\$11,051,330	45%	\$ 432	\$16,024,429
40	South Heating Plant *	3,506	1,328	Infrastructure	\$ 600	\$2,103,600	45%	\$ 870	\$3,050,220
41	Beckert Hall	4,155	1,389	Office/Admin. Buildings	\$ 240	\$997,200	45%	\$ 348	\$1,445,940
42	Noble Hall	71,662	43,718	Residence Halls (Low Rise)	\$ 277	\$19,850,374	45%	\$ 402	\$28,783,042
43	Shafer Hall	68,282	43,598	Studio Arts Centers	\$ 283	\$19,323,806	45%	\$ 410	\$28,019,519
46	Constitution Hall	67,181	40,292	Residence Halls (Low Rise)	\$ 277	\$18,609,137	45%	\$ 402	\$26,983,249
47	Nutmeg Hall	95,628	59,591	Residence Halls (Low Rise)	\$ 240	\$22,950,720	45%	\$ 348	\$33,278,544
48	Laurel Hall	108,797	61,963	Residence Halls (Low Rise)	\$ 240	\$26,111,280	45%	\$ 348	\$37,861,356
	North Parking Garage	725 spaces		Parking Garage	\$23,000 /space	\$16,675,000	45%	\$33,350 /space	\$24,178,750
	372 High Street	± 2,500	± 1,500	Office/Admin. Buildings	\$ 240	\$600,000	45%	\$ 348	\$870,000
	392 High Street	± 2,500	± 1,500	Office/Admin. Buildings	\$ 240	\$600,000	45%	\$ 348	\$870,000
	Totals- Buildings in Study	1,499,829	928,245			\$431,446,137			\$625,596,899

NOTES:
 The Construction Cost CRV represents the estimated "bricks and sticks" cost to replace a building (from foundation to roof).
 Total Project Cost CRV represents the estimated costs to replace a building plus all the "Owner's Costs/Soft Costs"
 GSF = Gross Square Footage
 TNASF = Total Net Available Square Footage
 Owner's Cost represents the estimated soft costs shown as a percentage of the construction costs.
 * Projected SF costs by SMMA.

BUILDING #1 BASEBALL FIELD

Current Use:

The Baseball Field includes three structures- two bleacher structures and one service building. This facility houses a concession area, toilet rooms, locker rooms, bleacher areas, dugouts, storage areas, a press box and a video area.

General Facts:

Built: 1998

The main building contains an elevator and one stair tower, both of which serve the press box.

Current Conditions:

The Baseball Field is in good condition.

Replacement Value: \$ 4,535,233
 Deficiencies: \$ 704,109

FCI (with improvements): 0.16

Needed Improvements:

Architectural: Replace resilient flooring, paint fence, patch bituminous parking area, repair concrete walkways, paint interiors, repair concrete ramp, upgrade driveways, field amenities, practice fields, maintenance and storage areas.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

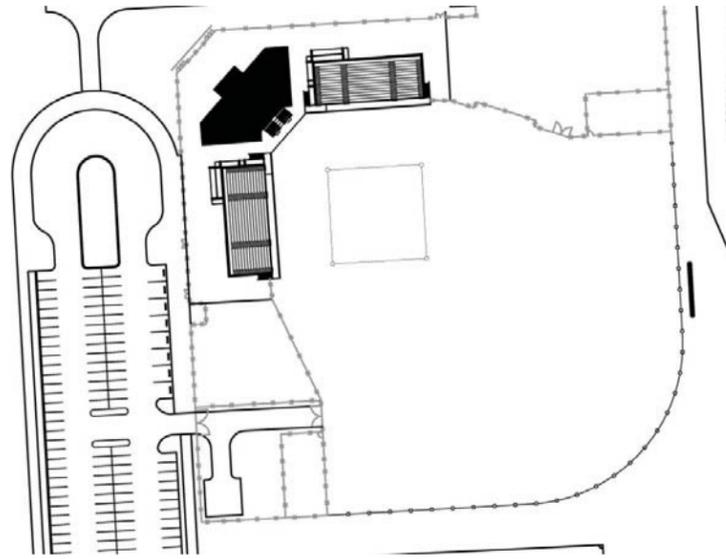
No change is anticipated.

Square Footage:

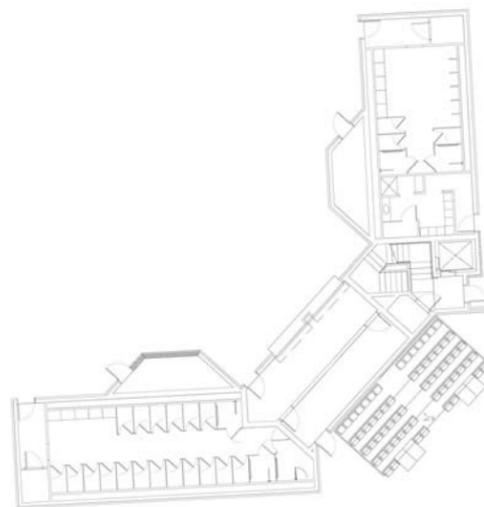
Assigned: 1,222 asf
 Total: 19,427 gsf



Baseball Field



Location Plan



Typical Floor Plan

BUILDING #2 FACILITIES BUILDING

Current Use:

The Facilities Building is a three-story administrative/physical plant building, which houses administrative offices, facility workshops, distribution, receiving and support facilities.

General Facts:

Built: 1986

The building contains one elevator and two stair towers.

Current Conditions:

Facilities Building is in fair to poor condition.

Replacement Value: \$ 8,540,964
Deficiencies: \$ 5,367,590

FCI (with improvements): 0.63

Needed Improvements:

Architectural: Repair damaged masonry, remove asbestos containing materials, replace resilient flooring, replace exterior doors and windows.

Structural: Replace building control and expansion joints.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

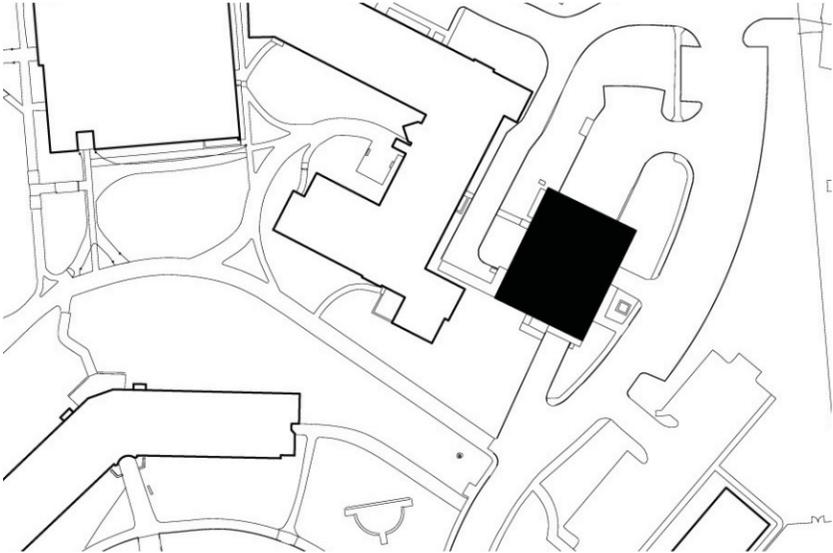
No change is anticipated; renovations recommended.

Square Footage:

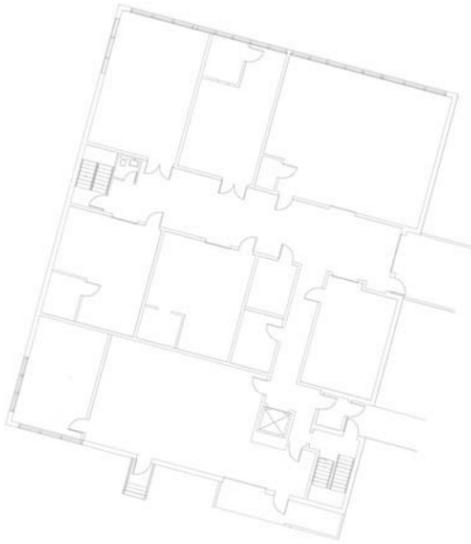
Assigned: 16,386 asf
Total: 24,543 gsf



Facilities Building



Location Plan



Typical Floor Plan

BUILDING #4 MEAD HALL

Current Use:

Mead Hall is a five-story residential building, which houses dormitories and their support facilities.

General Facts:

Built: 1999

This "U" shaped building contains two elevators and three stair towers.

Current Conditions:

Mead Hall is in good condition.

Replacement Value: \$ 46,157,328
 Deficiencies: \$ 8,325,476

FCI (with improvements): 0.18



Mead Hall

Needed Improvements:

Architectural: Replace resilient flooring.

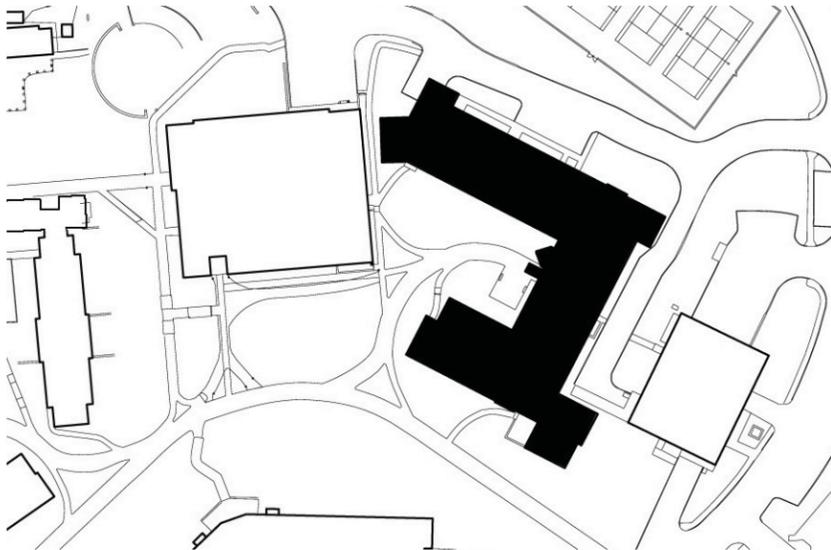
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

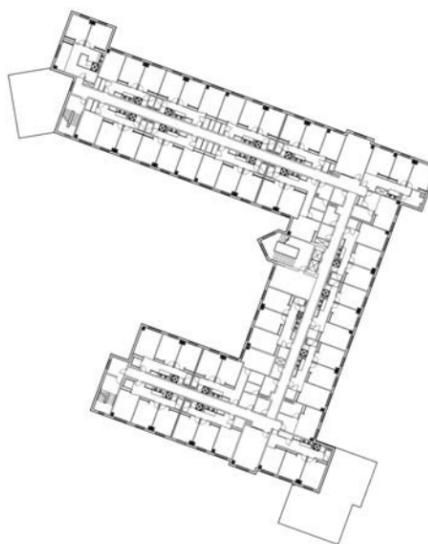
No change is anticipated.

Square Footage:

Assigned: 76,601 asf
 Total: 132,636 gsf



Location Plan



Typical Floor Plan

BUILDING #5 HURLEY HALL

Current Use:

Hurley Hall is a two-story food services building, home to dining areas, kitchen, serving areas, administrative offices, loading area and associated support facilities.

General Facts:

Built: 1970
Revovated: 2001

This building contains two elevators and two stair towers.

Current Conditions:

Hurley Hall is in fair to poor condition.

Replacement Value: \$ 12,921,639
Deficiencies: \$ 8,354,933

FCI (with improvements): 0.65

Needed Improvements:

Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior doors and window storefront systems, replace exterior building sealants.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

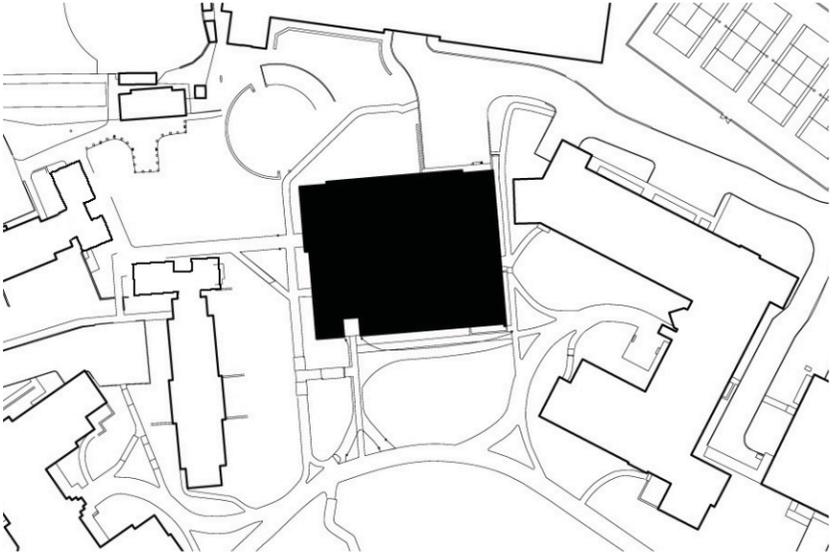
No change is anticipated; renovations recommended.

Square Footage:

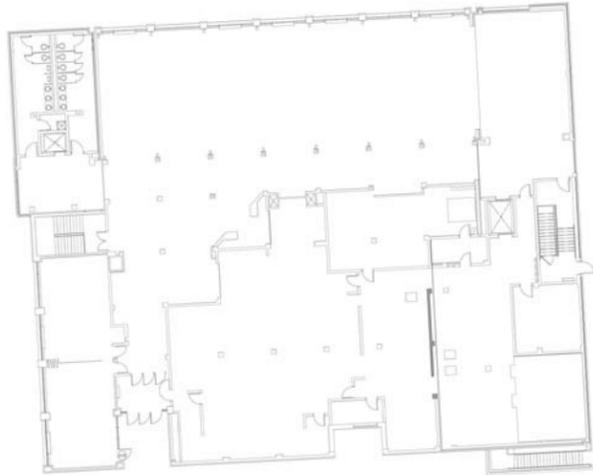
Assigned: 20,572 asf
Total: 34,675 gsf



Hurley Hall



Location Plan



Typical Floor Plan

BUILDING #6 OCCUM HALL

Current Use:

Occum Hall is a four-story building dormitory.

General Facts:

Built: 1984

The "V" shaped building contains one elevator and three stair towers.

Current Conditions:

Occum Hall is in fair condition.

Replacement Value: \$ 27,645,971
 Deficiencies: \$ 15,890,077

FCI (with improvements): 0.57



Occum Hall

Needed Improvements:

Architectural: Replace resilient flooring, replace exterior doors, replace acoustical tile ceilings, replace entry and bedroom doors, replace casework.

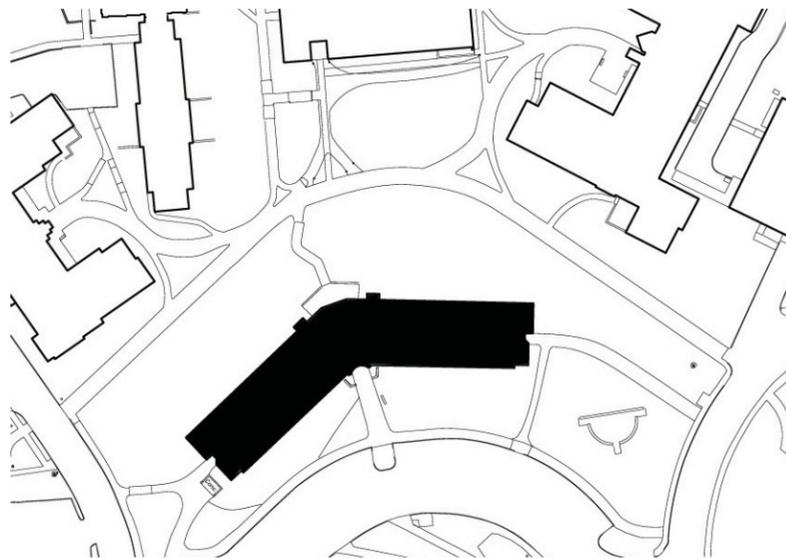
Structural: Provide new built-up roof, replace elevator.

Mechanical: Update mechanical systems, provide air-conditioning.

Plumbing/Fire Protection: Install sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.



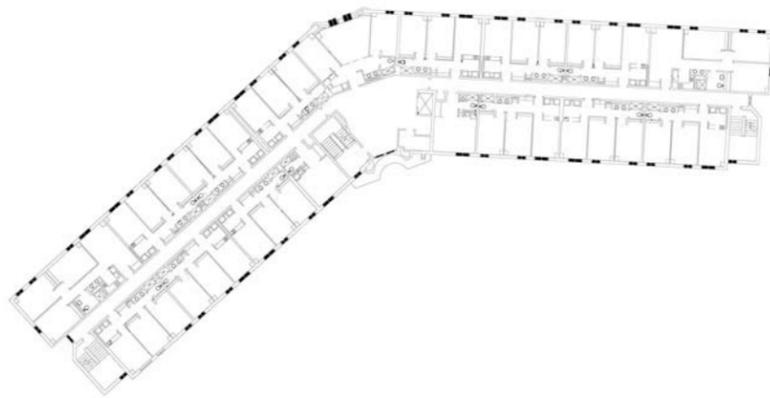
Location Plan

Likely Future Use:

No change is anticipated; renovations recommended.

Square Footage:

Assigned: 43,165 asf
 Total: 68,831 gsf



Typical Floor Plan

BUILDING #7 CRANDALL HALL

Current Use:

Crandall Hall is a three-story building dormitory.

General Facts:

Built: 1970

This building contains no elevators and two stair towers.

Current Conditions:

Crandall Hall is in fair condition.

Replacement Value: \$ 9,564,101

Deficiencies: \$ 5,437,651

FCI (with improvements): 0.57



Crandall Hall

Needed Improvements:

Architectural: Clean and paint masonry, remove asbestos containing materials, replace resilient flooring, replace interior and exterior doors and hardware, interior painting, floor finishes, replace ceilings.

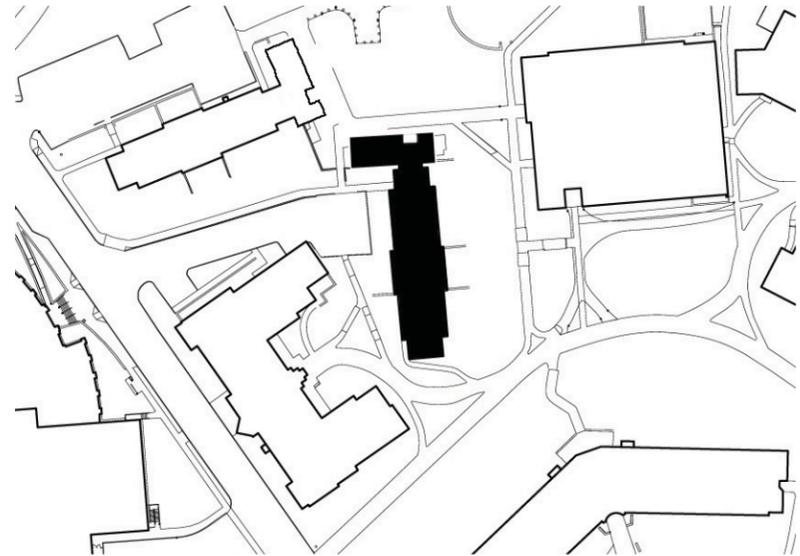
Structural: Replace building joints at windows, renovate stairs.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

Consider demolition and alternate land use.



Location Plan

Square Footage:

Assigned: 13,824 asf

Total: 22,134 gsf



Typical Floor Plan

BUILDING #9 BURNAP HALL

Current Use:

Burnap Hall is a three-story building dormitory.

General Facts:

Built: 1970

This building contains no elevators and two stair towers.

Current Conditions:

Burnap Hall is in fair condition.

Replacement Value: \$ 9,311,755
 Deficiencies: \$ 5,268,516

FCI (with improvements): 0.57



Burnap Hall

Needed Improvements:

Architectural: Clean and paint masonry, remove asbestos containing materials, replace resilient flooring, replace interior and exterior doors and hardware, interior painting, floor finishes, replace ceilings.

Structural: Replace building joints at windows, renovate stairs.

NFPA: Update building to comply with all current applicable codes.

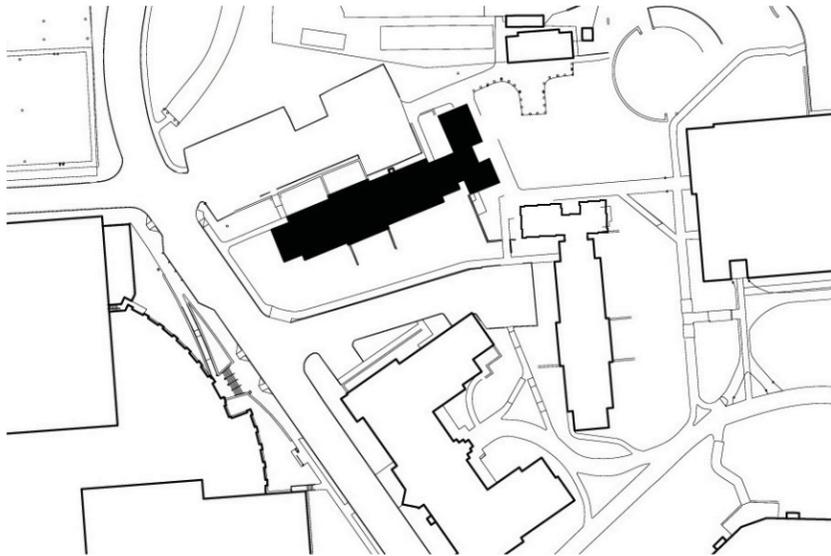
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

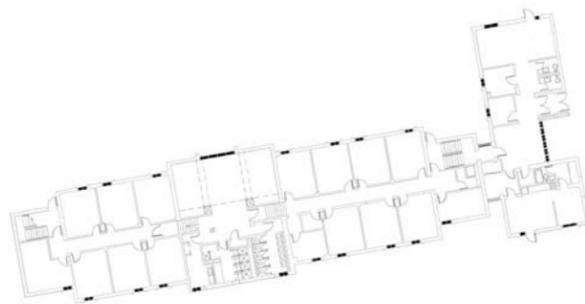
Consider demolition and alternate land use.

Square Footage:

Assigned: 12,780 asf
 Total: 21,550 gsf



Location Plan



Typical Floor Plan

BUILDING #10 NIEJADLIK HALL

Current Use:

Niejadlik Hall is a four-story building, which houses student apartments, conference areas, and the building's support facilities.

General Facts:

Built: 1998

The "U" shaped building contains one elevator and three stair towers.

Current Conditions:

Niejadlik Hall is in good condition.

Replacement Value: \$ 30,401,290

Deficiencies: \$ 4,728,141

FCI (with improvements): 0.16



Niejadlik Hall

Needed Improvements:

Architectural: Replace resilient flooring.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

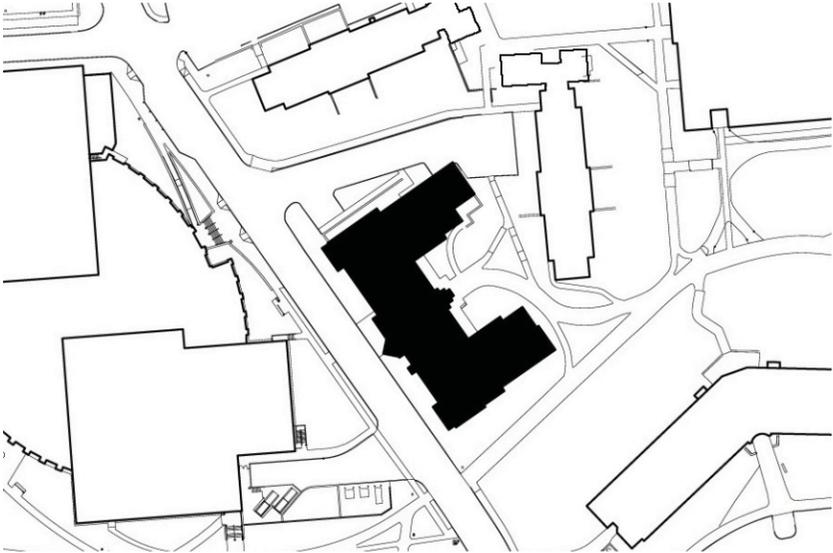
Likely Future Use:

No change is anticipated.

Square Footage:

Assigned: 41,575 asf

Total: 75,691 gsf



Location Plan



Typical Floor Plan

BUILDING #12 SPORTS CENTER

Current Use:

The Sports Center is a two-story building, which houses administrative offices, physical education facilities, locker rooms and support facilities.

General Facts:

Built: 1973

This building contains one elevator, one lift and three stair towers.

Current Conditions:

The Sports Center is in fair to poor condition.

Replacement Value: \$ 27,709,378

Deficiencies: \$ 18,712,900

FCI (with improvements): 0.68



Sports Center

Needed Improvements:

Architectural: Replace stucco on CMU surfaces, remove asbestos containing materials, replace resilient flooring, replace exterior doors, windows and curtain wall, replace building sealants, replace dance/aerobics floor at lower level, replace acoustical tile ceiling, interior finishes, new floor finishes in locker rooms.

Structural: Replace roof.

Mechanical: Update mechanical systems, provide air-conditioning system for offices, update HVAC system at pool area.

Plumbing/Fire Protection: Install sprinkler system

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

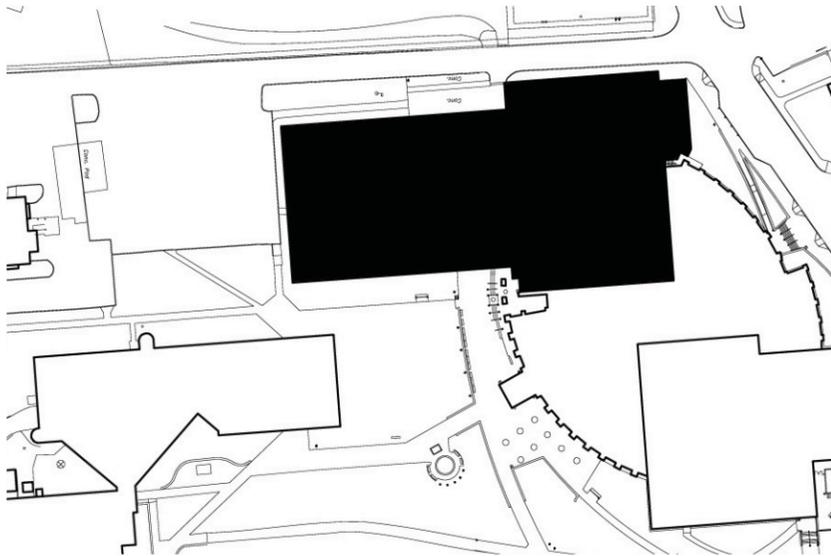
Likely Future Use:

No change is anticipated; renovations recommended.

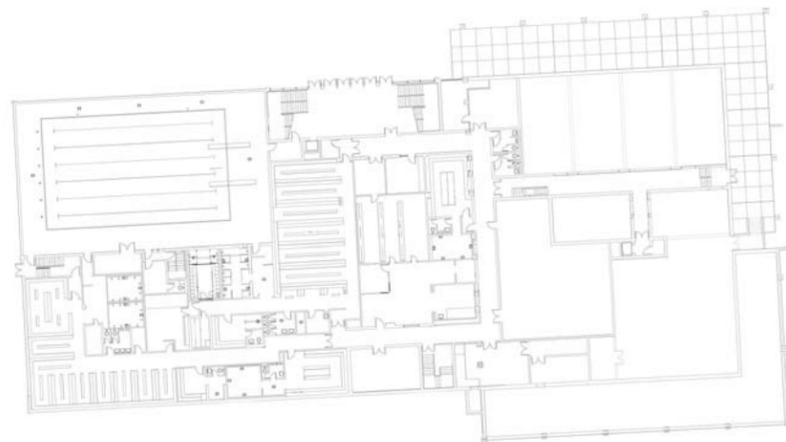
Square Footage:

Assigned: 56,769 asf

Total: 75,833 gsf



Location Plan



Typical Floor Plan

BUILDING #14 MEDIA CENTER

Current Use:

The Media Center is a two-story building, which houses the university Data Center, radio station, television studio, data center, academic offices, laboratories, classrooms, loading area and their support facilities.

General Facts:

Built: 1974

This building is uniquely shaped, contains one elevator, and three stair towers.

Current Conditions:

The Media Center is in fair to poor condition.

Replacement Value: \$ 15,960,281
 Deficiencies: \$ 10,747,818

FCI (with improvements): 0.67



Media Center

Needed Improvements:

Architectural: Repair damaged masonry, remove asbestos containing materials, replace resilient flooring, paint interior, replace ceiling tiles, replace exterior windows.

Structural: Replace exterior building control and expansion joints, replace roof, replace elevator.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Install sprinkler system, upgrade fire rated assemblies.

NFPA: Update building to comply with all current applicable codes.

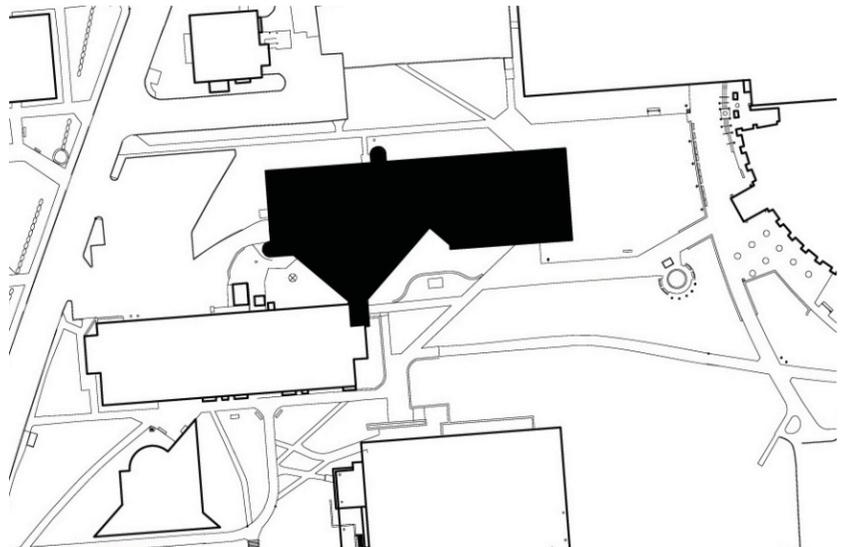
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

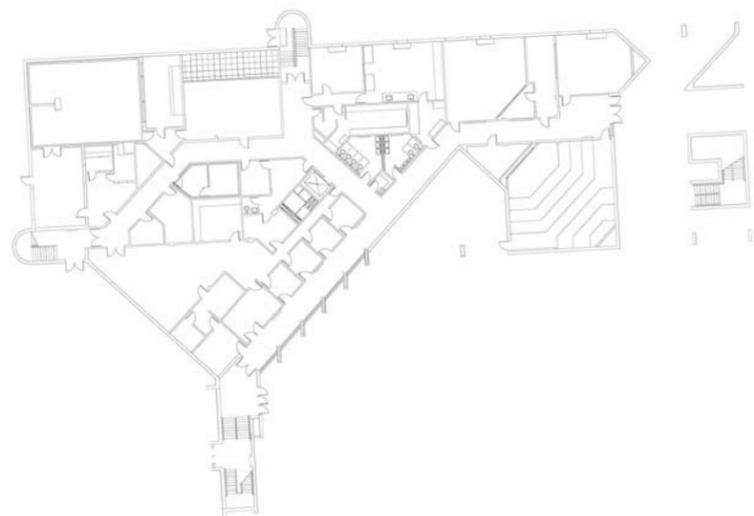
No change is anticipated; renovations recommended.

Square Footage:

Assigned: 23,065 asf
 Total: 34,290 gsf



Location Plan



Typical Floor Plan

BUILDING #15 WOOD SUPPORT SERVICES CENTER

Current Use:

Wood Support Services Center is a three-story building, which was originally constructed in 1967 as a library; its student services have been renovated to house administrative offices and university support facilities.

General Facts:

Built: 1967

This rectangular building contains one elevator and three stair towers.

Current Conditions:

Wood Support Services Center is in fair to poor condition.

Replacement Value: \$ 15,604,320
 Deficiencies: \$ 8,930,688

FCI (with improvements): 0.57

Needed Improvements:

Architectural: Repair masonry, remove asbestos containing materials, repair and refinish exterior concrete surface, repair and paint exterior soffits.

Structural: Replace exterior building control and expansion joints.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

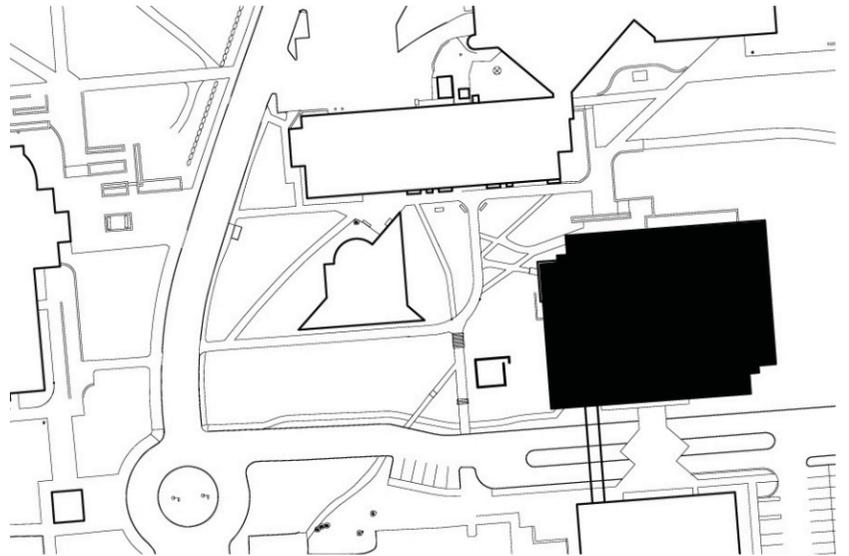
No change is anticipated.

Square Footage:

Assigned: 25,560 asf
 Total: 44,840 gsf



Wood Support Services Center



Location Plan



Typical Floor Plan

BUILDING #16 GELSI - YOUNG HALL

Current Use:

Gelsi - Young Hall is a three-story building, which houses administrative offices and conference rooms. This building also houses the president's office, boardroom, conference room and its support facilities.

General Facts:

Built: 2002

This building contains one elevator and two stair towers.

Current Conditions:

Gelsi - Young Hall is in good condition.

Replacement Value: \$ 15,460,944
 Deficiencies: \$ 3,348,406

FCI (with improvements): 0.22

Needed Improvements:

Architectural: Repair masonry (spot locations), repair cracks at concrete patio at east side of President's conference room.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

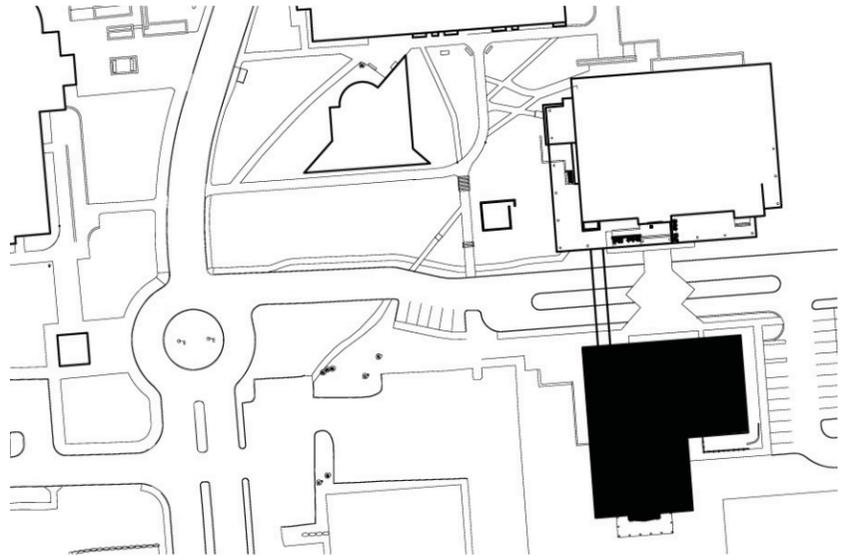
No change is anticipated.

Square Footage:

Assigned: 29,548 asf
 Total: 44,428 gsf



Gelsi - Young Hall



Location Plan



Typical Floor Plan

BUILDING #17 NORTH HEATING PLANT

Current Use:

North Heating Plant is a two-story building, which houses a boiler, distribution, emergency support facilities and fuel supplying.

General Facts:

Built: 1970

This building does not contain an elevator.

Current Conditions:

North Heating Plant is in good condition.

Replacement Value: \$ 5,007,720
 Deficiencies: \$ 803,032

FCI (with improvements): 0.16



North Heating Plant

Needed Improvements:

Architectural: Repair damaged masonry, remove asbestos containing materials, replace ceramic tile in bathroom, replace exterior doors and windows, paint interior walls and floors, parking lot upgrades, landscaping upgrades.

Structural: Replace building sealants and joints.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

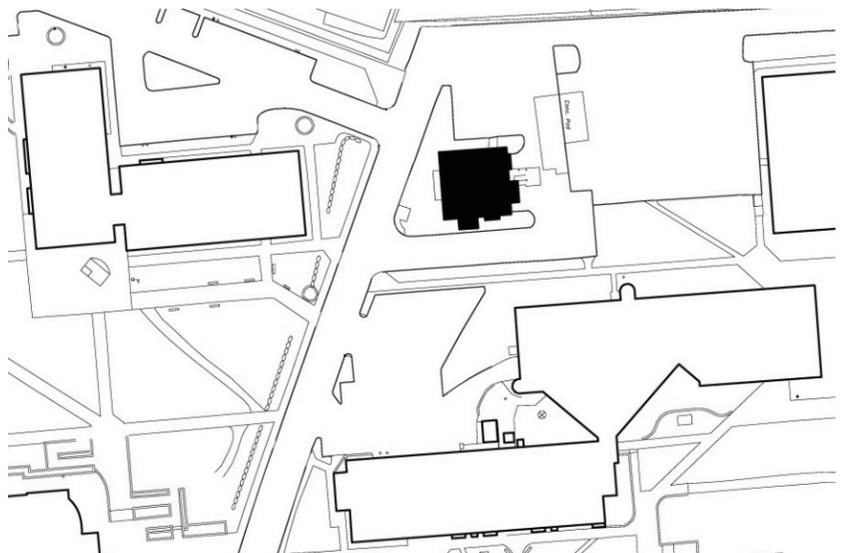
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

No change is anticipated. Heat Plant Capacity Study indicates expansion required prior to Sports Center Addition / Renovation or additional Residence Halls.

Square Footage:

Assigned: 1,526 asf
 Total: 5,756 gsf



Location Plan



Typical Floor Plan

BUILDING #18 GODDARD HALL

Current Use:

Goddard Hall is a three-story building, which houses science classrooms, science labs, administrative offices, an auditorium and associated support facilities.

General Facts:

Built: 1967

This rectangular building contains one elevator, and three stair towers.

Current Conditions:

Goddard Hall is in fair to poor condition.

Replacement Value: \$ 24,289,356
 Deficiencies: \$ 13,021,372

FCI (with improvements): 0.54



Goddard Hall

Needed Improvements:

Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior windows and doors.

Structural: Replace exterior building control and expansion joints, replace elevator.

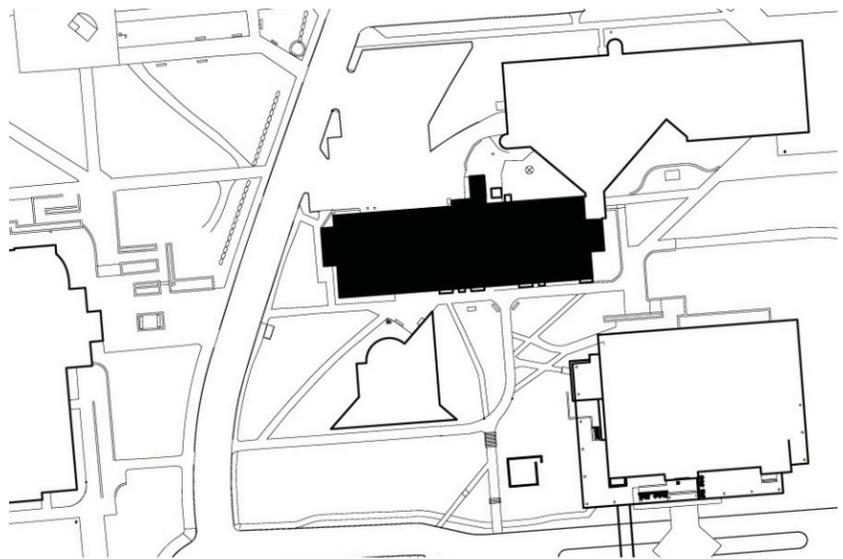
Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

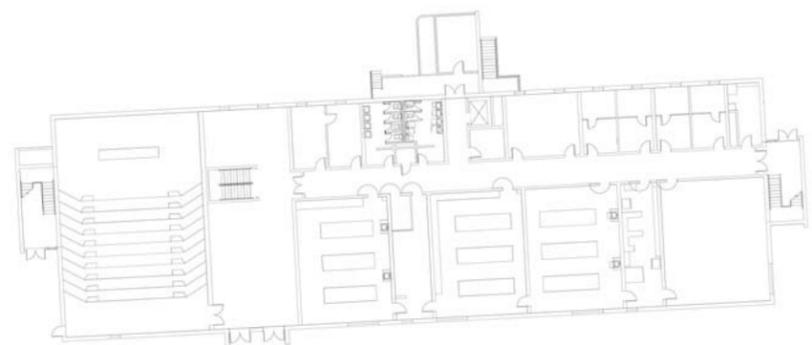
No change is anticipated; renovations recommended.



Location Plan

Square Footage:

Assigned: 23,333 asf
 Total: 46,200 gsf



Typical Floor Plan

BUILDING #19 WICKWARE PLANETARIUM

Current Use:

The Wickware Planetarium is a one-story building, which houses academic offices, laboratories, a planetarium and support facilities.

General Facts:

Built: 1972

This triangular building contains no elevator and three stair towers.

Current Conditions:

The Planetarium is in fair condition.

Replacement Value: \$ 2,889,560
 Deficiencies: \$ 1,494,628

FCI (with improvements): 0.52



Wickware Planetarium

Needed Improvements:

Architectural: Repair masonry, remove asbestos containing materials, replace resilient flooring, replace exterior doors and windows.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Complete installation of sprinkler system.

NFPA: Update building to comply with all current applicable codes.

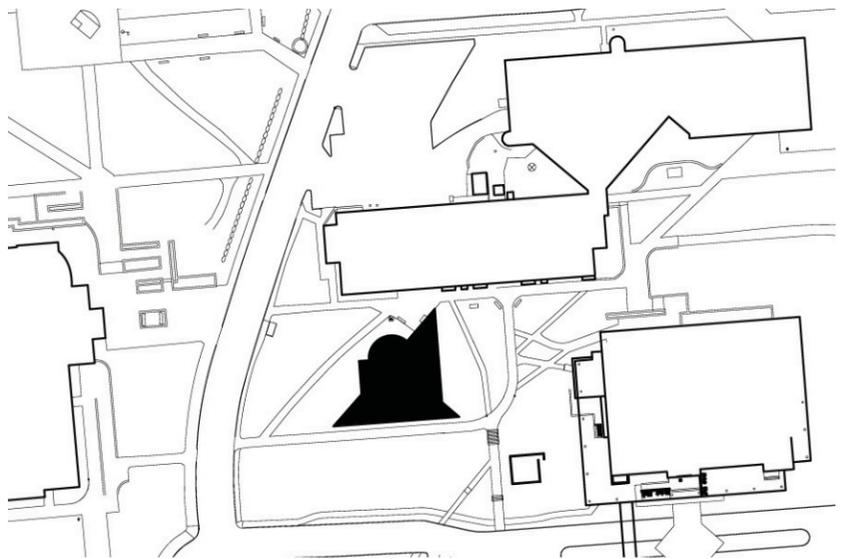
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

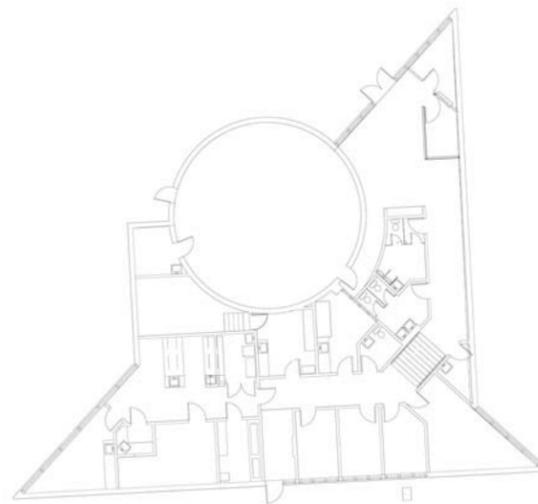
No change is anticipated.

Square Footage:

Assigned: 2,914 asf
 Total: 4,982 gsf



Location Plan



Typical Floor Plan

BUILDING #21 WEBB HALL

Current Use:

Webb Hall is a four-story building, which houses administrative offices, laboratories, classrooms and their support facilities.

General Facts:

Built: 1992

This "L" shaped building contains one elevator, and three stair towers.

Current Conditions:

Webb Hall is in good condition.

Replacement Value: \$ 37,959,562

Deficiencies: \$ 8,849,115

FCI (with improvements): 0.23



Webb Hall

Needed Improvements:

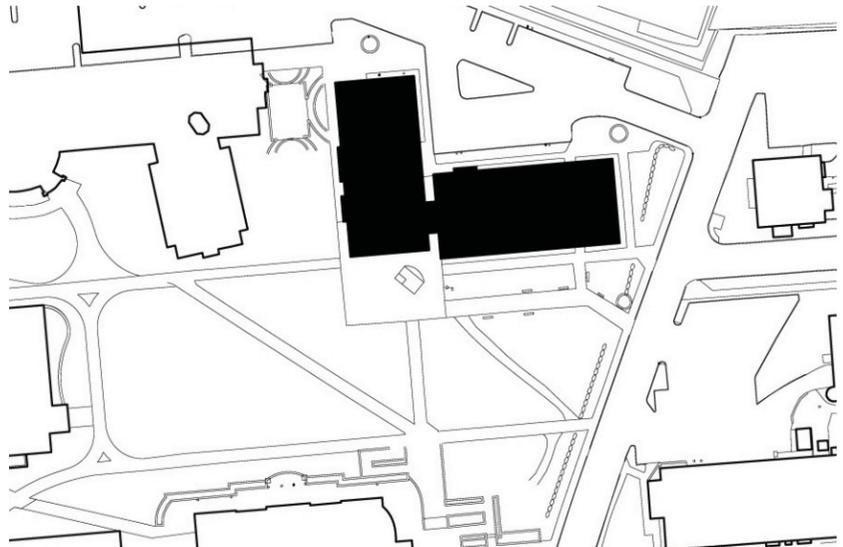
Architectural: Remove asbestos containing materials, replace resilient flooring, replace ceilings at classroom section corridors, bathrooms and areas with water damage.

Structural: Replace building control and expansion joints, replace roof curved fascia end.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.



Location Plan

Likely Future Use:

No change is anticipated.

Square Footage:

Assigned: 39,886 asf

Total: 73,952 gsf



Typical Floor Plan

BUILDING #22 J. EUGENE SMITH LIBRARY

Current Use:

J. Eugene Smith Library is a four-story building, which houses administrative offices, library areas, conference rooms, study rooms, computer laboratory areas, classrooms, a cafe and associated support facilities.

General Facts:

Built: 1998

This rectangular building contains three elevators and three stair towers.

Current Conditions:

J. Eugene Smith Library is in good condition.

Replacement Value: \$ 55,815,221
 Deficiencies: \$ 10,798,464

FCI (with improvements): 0.19

Needed Improvements:

Architectural: Replace resilient flooring.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

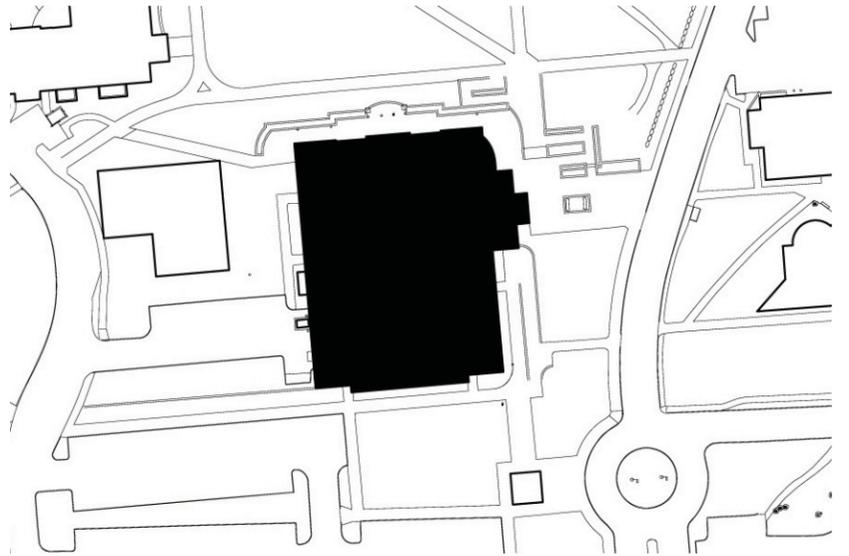
No change is anticipated.

Square Footage:

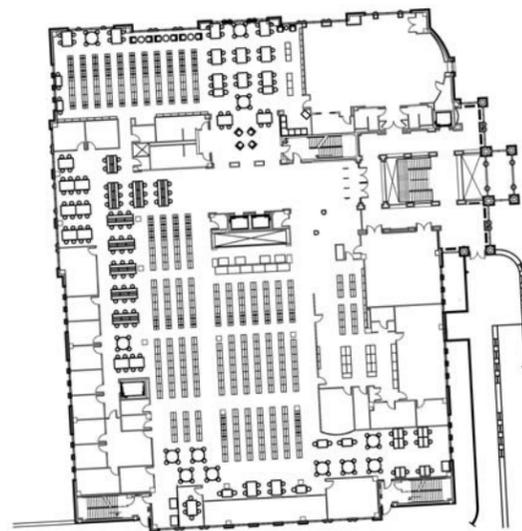
Assigned: 90,555 asf
 Total: 129,172 gsf



J. Eugene Smith Library



Location Plan



Typical Floor Plan

BUILDING #23 ADMISSIONS BUILDING

Current Use:

Admissions is a two-story building, which houses administrative offices, conference rooms, and associated support facilities.

General Facts:

Built: 1999

This "L" shaped building contains a dumbwaiter and one stairwell.

Current Conditions:

The Admissions Building is in fair condition.

Replacement Value: \$ 1,890,336

Deficiencies: \$ 605,774

FCI (with improvements): 0.32



Admissions Building

Needed Improvements:

Architectural: Repair ceiling and wall areas, paint east side gable end above entrance.

Mechanical: Eliminate water damage from HVAC equipment in attic.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

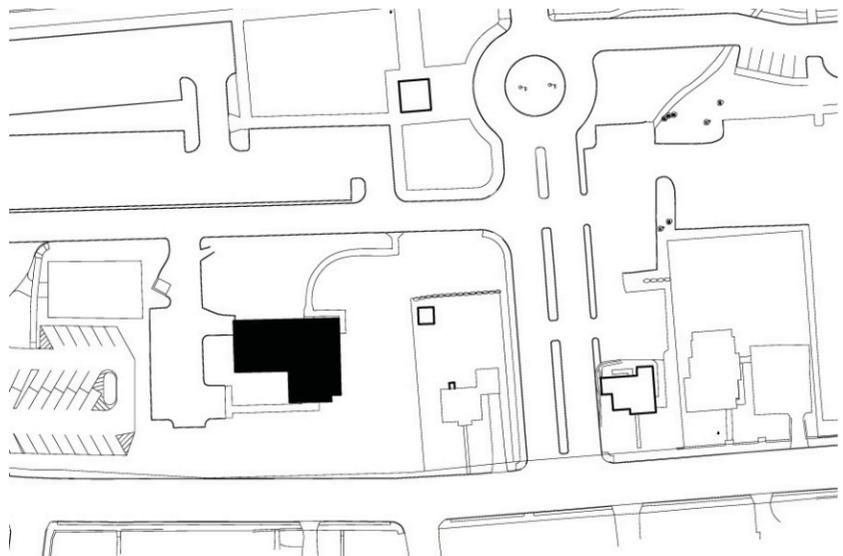
Likely Future Use:

No change is anticipated.

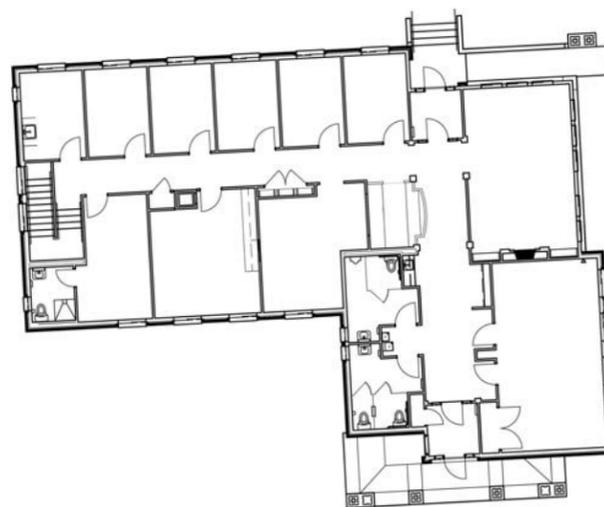
Square Footage:

Assigned: 3,327 asf

Total: 5,432 gsf



Location Plan



Typical Floor Plan

BUILDING #24 HEALTH SERVICES

Current Use:

Health Services is a two-story building, which houses examination rooms and support facilities.

General Facts:

Aquired: 1993

This rectangular building contains one central stair.

Current Conditions:

Health Services is in fair condition.

Replacement Value: \$ 2,606,520
 Deficiencies: \$ 1,047,297

FCI (with improvements): 0.40



Health Services

Needed Improvements:

Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior windows, renovate bathroom areas, renovate to provide separate office and exam areas.

Structural: Replace roof.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

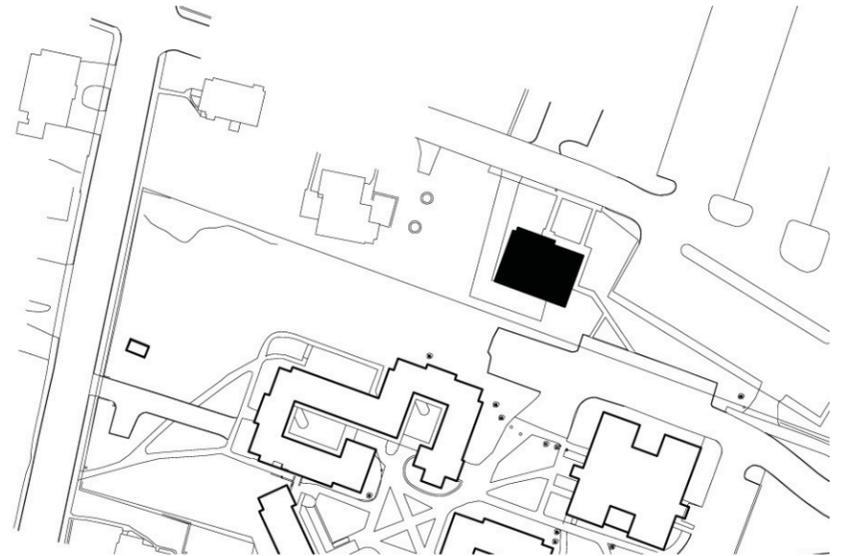
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

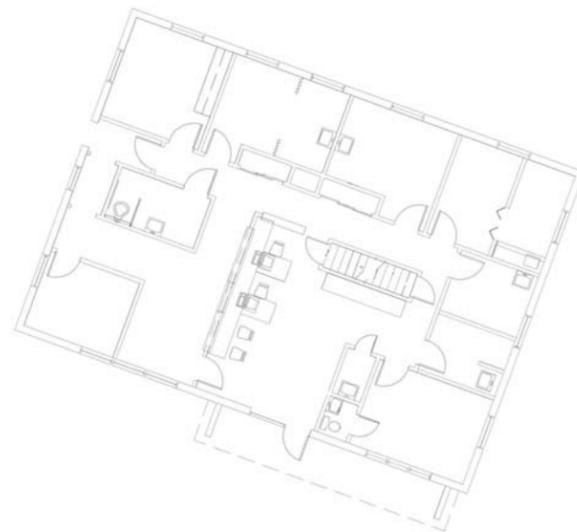
Recommended for demolition and alternate use of land.

Square Footage:

Assigned: 2,934 asf
 Total: 5,600 gsf



Location Plan



Typical Floor Plan

BUILDING #25 HIGH RISE APARTMENTS

Current Use:

High Rise Apartments is a nine-story building, which houses student apartments and support facilities.

General Facts:

Built: 1970

This "H" shaped building contains two elevators and two stair towers.

Current Conditions:

The High Rise Apartments building is in fair condition.

Replacement Value: \$ 21,776,217
Deficiencies: \$ 10,496,114

FCI (with improvements): 0.48



High Rise Apartments

Needed Improvements:

Architectural: Replace damaged masonry, remove asbestos containing materials, replace exterior doors and windows, renovate stairwell finishes and handrails, renovate accessible units.

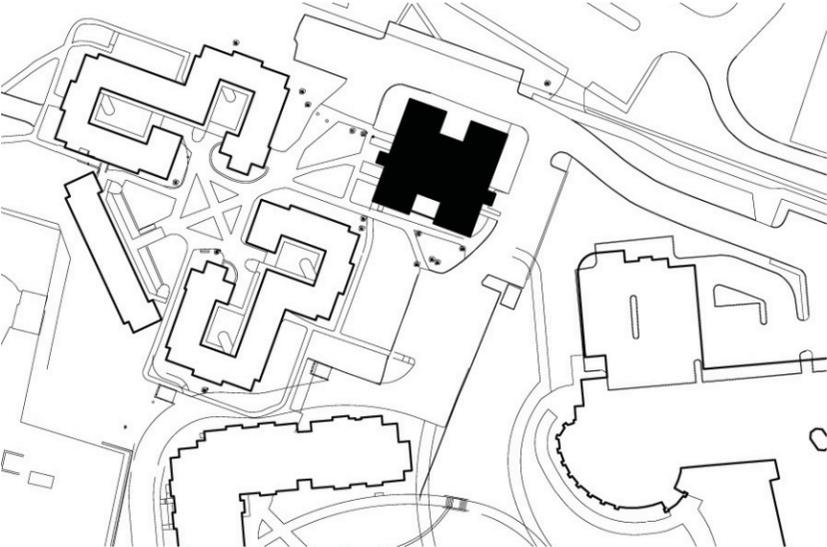
Structural: Replace elevators.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

No change is anticipated.



Location Plan

Square Footage:

Assigned: 44,890 asf
Total: 54,192 gsf



Typical Floor Plan

BUILDING #26 LOW RISE "A"

Current Use:

Low Rise "A" is a three-story building, which houses one-, two-, four- and six-bedroom apartment type living units, and facility workshop.

General Facts:

Built: 1972

This "U" shaped building contains three stair towers and an exterior balcony/walkway that is shared with Low Rise "B".

Current Conditions:

Low Rise "A" is in fair condition.

Replacement Value: \$ 7,207,860
 Deficiencies: \$ 2,342,146

FCI (with improvements): 0.32

Needed Improvements:

Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

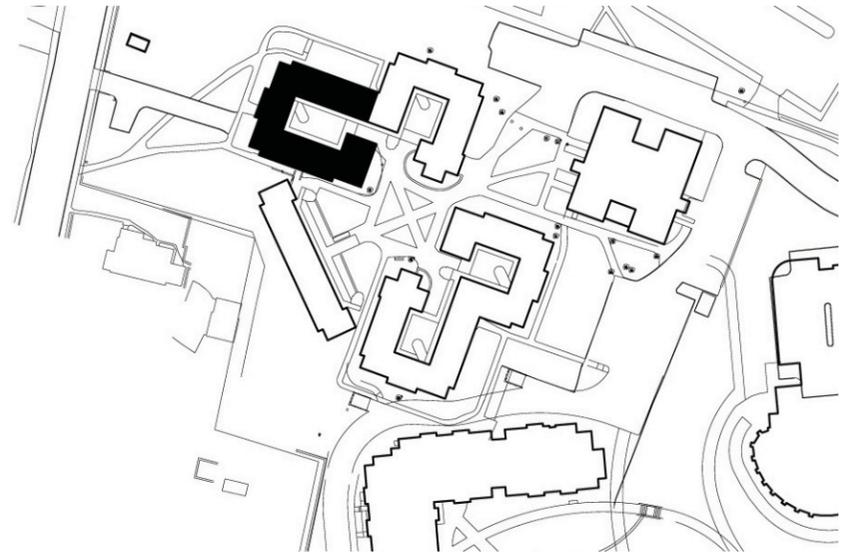
Recommended for demolition and alternate use of land.

Square Footage:

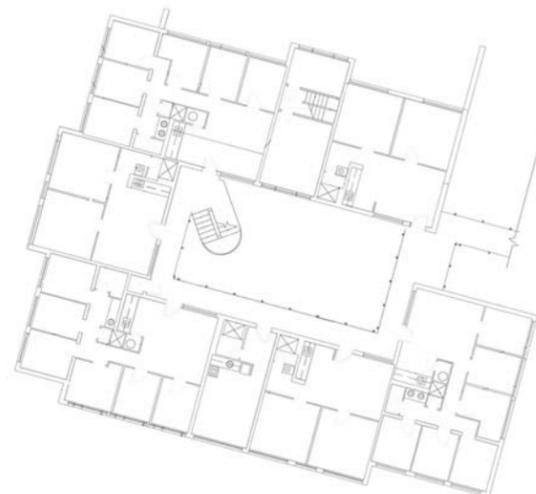
Assigned: 13,284 asf
 Total: 16,681 gsf



Low Rise "A"



Location Plan



Typical Floor Plan

BUILDING #27 LOW RISE "B"

Current Use:

Low Rise "B" is a three-story building, which houses one-, two- and six-bedroom apartment type living units.

General Facts:

Built: 1972

This "U" shaped building contains three stair towers and an exterior balcony/walkway that is shared with Low Rise "A".

Current Conditions:

Low Rise "B" is in fair condition.

Replacement Value: \$ 5,221,064
 Deficiencies: \$ 1,611,951

FCI (with improvements): 0.31



Low Rise "B"

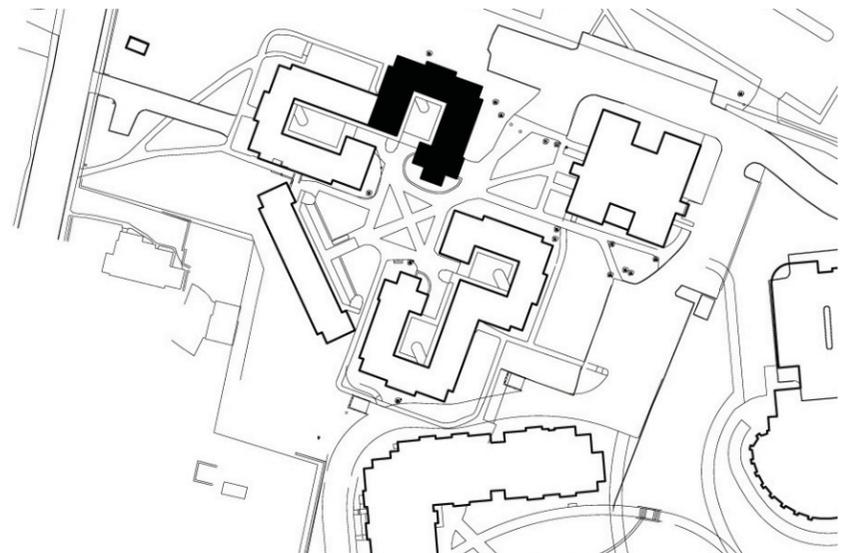
Needed Improvements:

Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.



Location Plan

Likely Future Use:

Recommended for demolition and alternate use of land.

Square Footage:

Assigned: 9,177 asf
 Total: 11,930 gsf



Typical Floor Plan

BUILDING #28 LOW RISE "C"

Current Use:

Low Rise "C" is a three-story building, which houses two- and six-bedroom apartment type living units.

General Facts:

Built: 1972

This "U" shaped building contains three stair towers and an exterior balcony/walkway which is shared with Low Rise "D".

Current Conditions:

Low Rise "C" is in fair condition.

Replacement Value: \$ 5,154,953
 Deficiencies: \$ 1,853,081

FCI (with improvements): 0.36

Needed Improvements:

Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

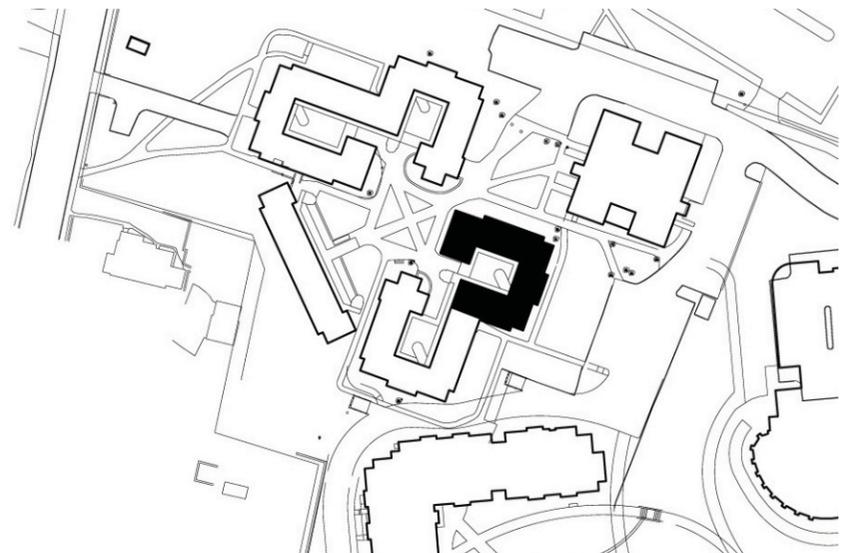
Recommended for demolition and alternate use of land.

Square Footage:

Assigned: 9,446 asf
 Total: 12,083 gsf



Low Rise "C"



Location Plan



Typical Floor Plan

BUILDING #29 LOW RISE "D"

Current Use:

Low Rise "D" is a three-story building, which houses one-, two- and six-bedroom apartment type living units.

General Facts:

Built: 1972

This "U" shaped building contains three stair towers and an exterior balcony/walkway which is shared with Low Rise "C".

Current Conditions:

Low Rise "D" is in fair condition.

Replacement Value: \$ 5,474,275
 Deficiencies: \$ 1,767,957

FCI (with improvements): 0.32

Needed Improvements:

Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

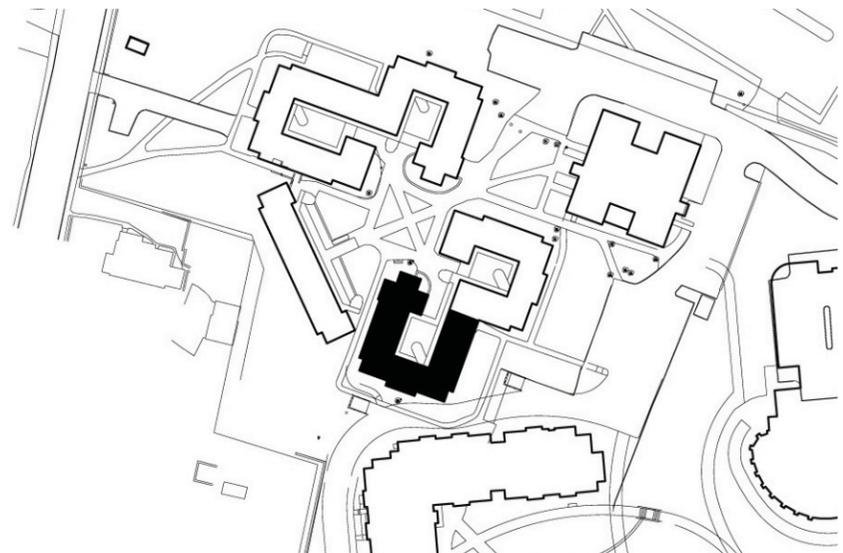
Recommended for demolition and alternate use of land.

Square Footage:

Assigned: 9,435 asf
 Total: 12,669 gsf



Low Rise "D"



Location Plan



Typical Floor Plan

BUILDING #30 LOW RISE "E"

Current Use:

Low Rise "E" is a three-story building, which houses one-, two- and six-bedroom apartment type living units.

General Facts:

Built: 1972

This rectangular shaped building contains two stair towers and an exterior balcony/walkway.

Current Conditions:

Low Rise "E" is in fair condition.

Replacement Value: \$ 4,387,111

Deficiencies: \$ 1,649,313

FCI (with improvements): 0.38



Low Rise "E"

Needed Improvements:

Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

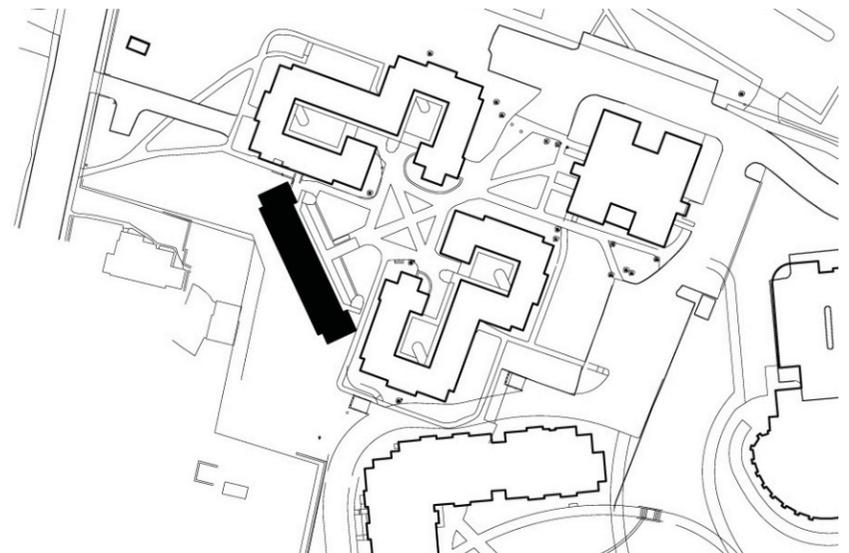
Likely Future Use:

Recommended for demolition and alternate use of land.

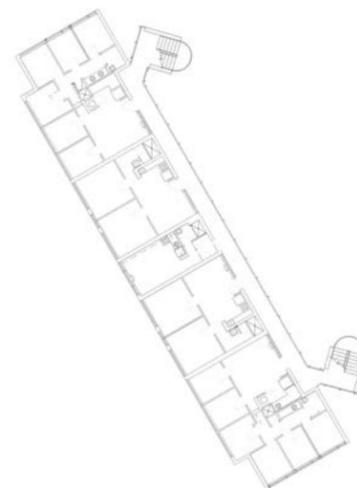
Square Footage:

Assigned: 8,687 asf

Total: 10,153 gsf



Location Plan



Typical Floor Plan

BUILDING #31 WINTHROP HALL

Current Use:

Winthrop Hall is a three-story building that houses offices, dormitory rooms and associated support facilities.

General Facts:

Built: 1958

Current Conditions:

Winthrop Hall is in fair to poor condition.

Replacement Value: \$ 10,174,659
 Deficiencies: \$ 5,608,498

FCI (with improvements): 0.55



Winthrop Hall

Needed Improvements:

Architectural: Repair masonry, remove asbestos containing materials, replace resilient flooring, replace exterior doors, renovate interior finishes, renovate ceilings, walls, and floors.

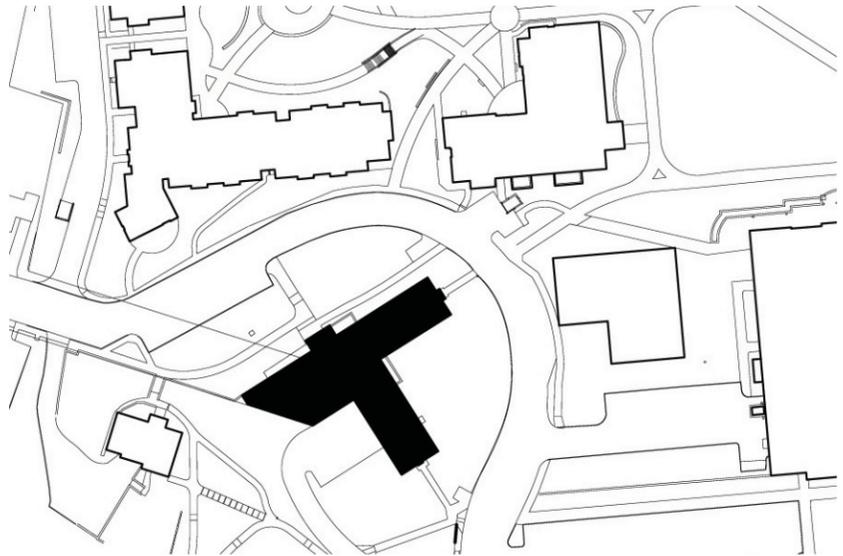
Structural: Replace roof, provide elevator, replace building control and expansion joints.

Mechanical: Update mechanical systems, provide air-conditioning.

Plumbing/Fire Protection: Install sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.



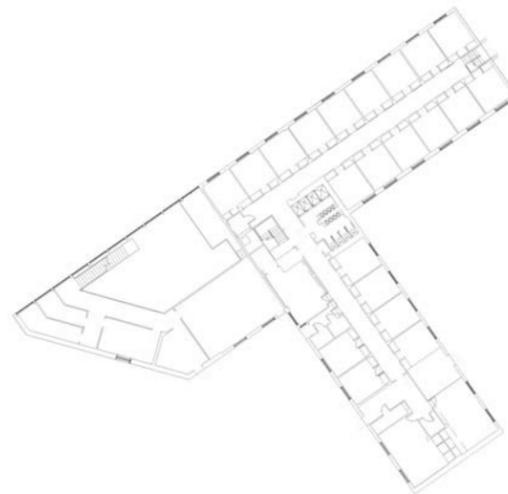
Location Plan

Likely Future Use:

Consider for demolition and alternate land use.

Square Footage:

Assigned: 14,373 asf
 Total: 23,547 gsf



Typical Floor Plan

BUILDING #32 KNIGHT HOUSE

Current Use:

The Knight House is a three-story building which houses administrative offices, a meeting area, kitchen, pantry and support services.

General Facts:

Built: 1946

Current Conditions:

Knight House is in fair condition.

Replacement Value: \$ 1,849,968
 Deficiencies: \$ 670,776

FCI (with improvements): 0.36



Knight House

Needed Improvements:

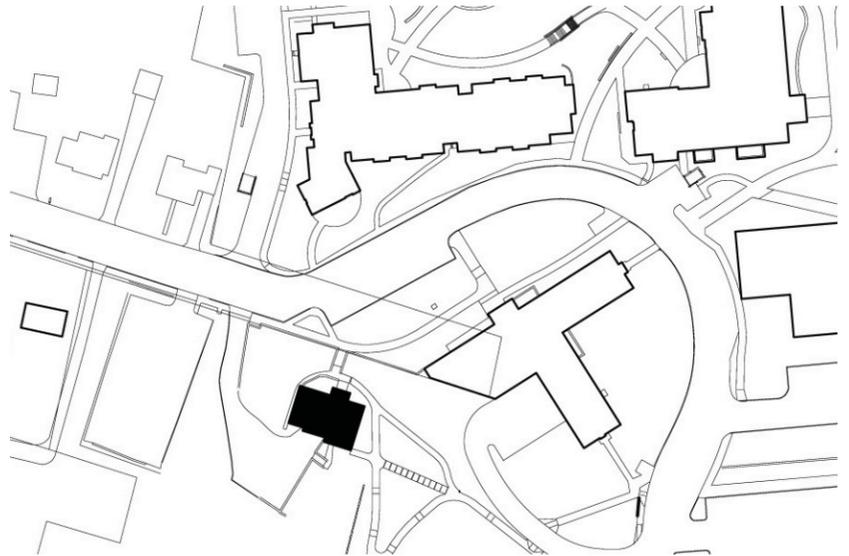
Architectural: Remove asbestos containing materials, replace interior carpet, refinish hardwood floor, replace exterior front doors, replace windows, patch and paint interior plaster, replace doors at abandoned patio with windows, bathroom renovations.

Structural: Parge and paint foundation walls, renovate entry stair and canopy.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.



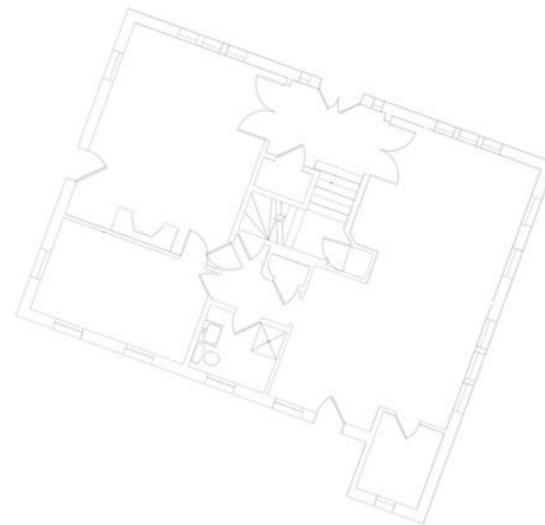
Location Plan

Likely Future Use:

Consider for demolition and alternate use of land.

Square Footage:

Assigned: 2,403 asf
 Total: 5,316 gsf



Typical Floor Plan

BUILDING #33 192 HIGH STREET

Current Use:

192 High Street, is a two-story administrative services building. This facility houses administrative offices and support facilities.

General Facts:

Built: 1940's

Current Conditions:

The building is in good to fair condition.

Replacement Value: \$ 903,408
Deficiencies: \$ 271,066

FCI (with improvements): 0.30

Needed Improvements:

Architectural: Remove asbestos containing materials (flooring), replace exterior doors, replace building control and expansion joints.

Structural: Chimney repairs.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

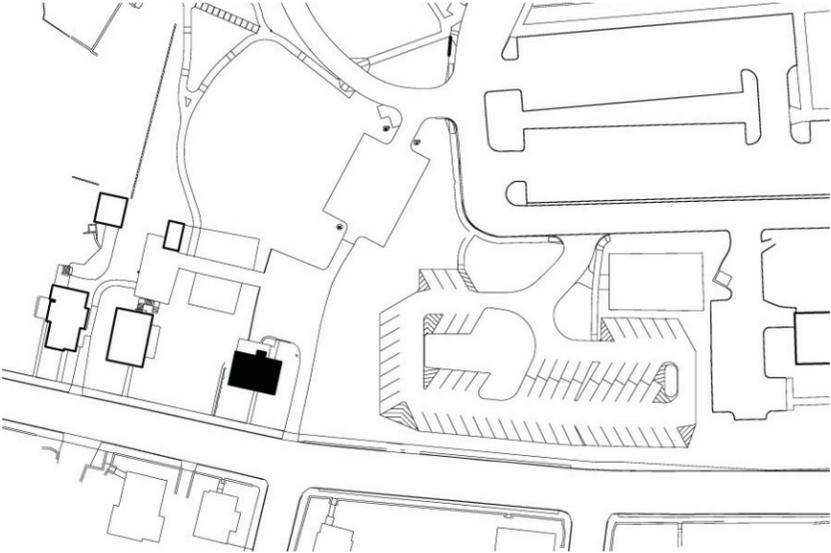
No change is anticipated; consider for demolition and alternate land use.

Square Footage:

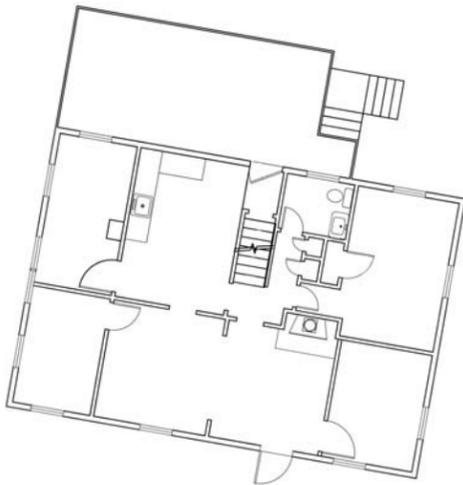
Assigned: 1,792 asf
Total: 2,596 gsf



192 High Street



Location Plan



Typical Floor Plan

BUILDING #34 182 High Street

Current Use:

182 High Street is a three-story building for administrative services. This facility houses administrative and student offices, meeting room, kitchen, living area and support services.

General Facts:

Built: 1940's

Current Conditions:

182 High Street is in good to fair condition.

Replacement Value: \$ 964,308
 Deficiencies: \$ 270,522

FCI (with improvements): 0.28



182 High Street

Needed Improvements:

Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior doors and windows, replace kitchen cabinets and appliances, upgrade second floor bathroom fixtures and finishes.

Structural: Repair stone foundation, provide one-hour fire separation at boiler room.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

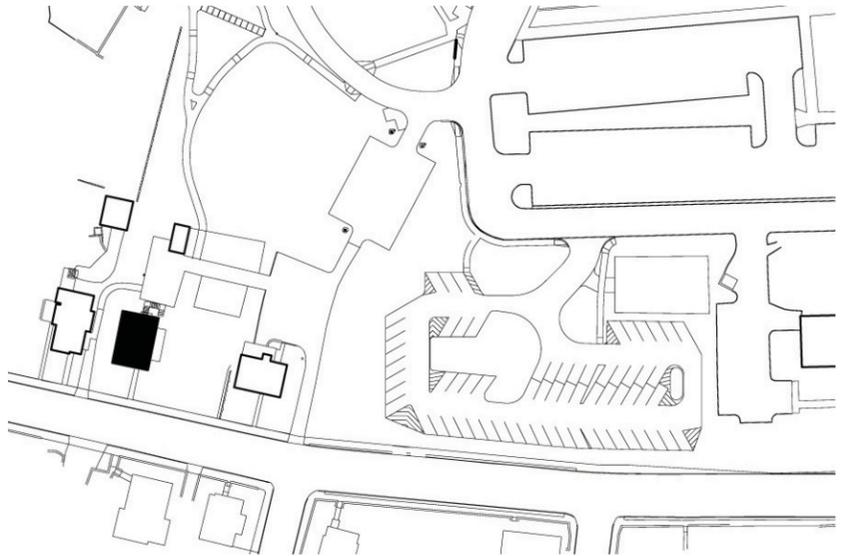
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

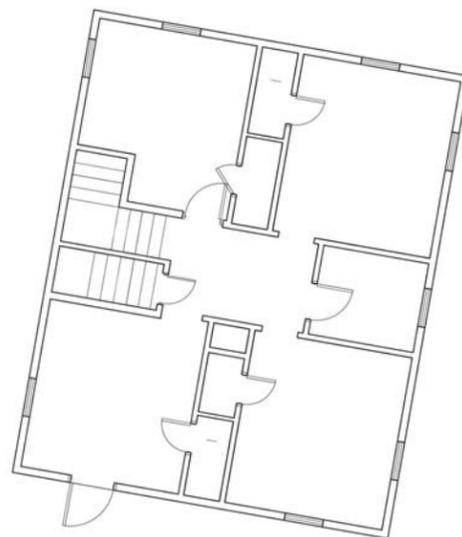
No change is anticipated.

Square Footage:

Assigned: 1,530 asf
 Total: 2,771 gsf



Location Plan



Typical Floor Plan

BUILDING #35 176 HIGH STREET

Current Use:

176 High Street is a three-story building; that houses administrative offices and support facilities.

General Facts:

Built: 1940's

Current Conditions:

176 High Street is in good condition.

Replacement Value: \$ 1,109,076

Deficiencies: \$ 203,395

FCI (with improvements): 0.18



176 High Street

Needed Improvements:

Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior windows, renovate basement, kitchen and bathroom areas, insulate between basement and first floor.

Structural: Repair chimney.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

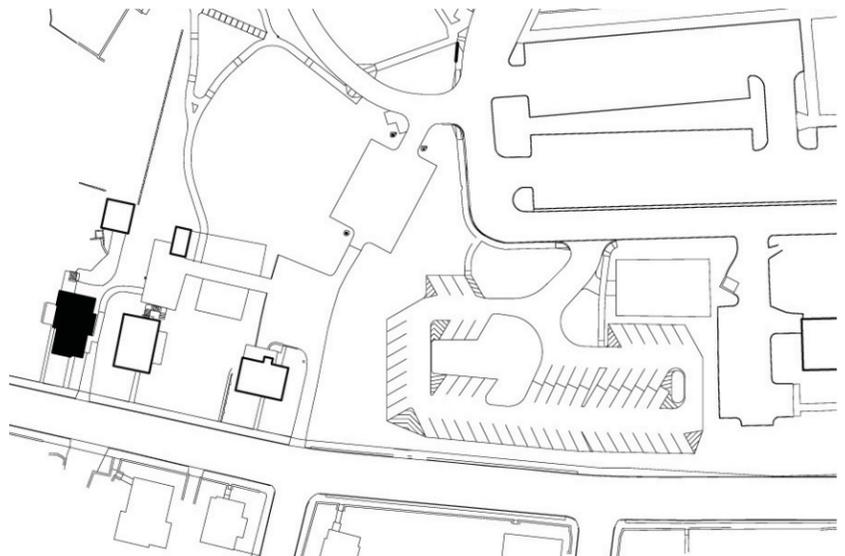
Likely Future Use:

No change is anticipated.

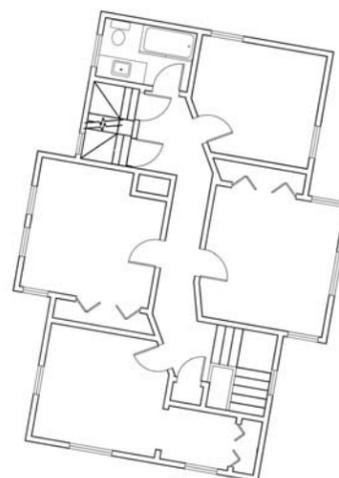
Square Footage:

Assigned: 2,067 asf

Total: 3,187 gsf



Location Plan



Typical Floor Plan

BUILDING #36 GRANT HOUSE

Current Use:

Grant House is a three-story building—preserved as an historic residence.

General Facts:

Built: 1800's

Current Conditions:

Grant House is in good condition.

Replacement Value: \$ 1,784,892

Deficiencies: \$ 344,389

FCI (with improvements): 0.19

Needed Improvements:

Architectural: Remove asbestos containing materials, replace interior flooring, replace exterior doors and windows, paint exterior trim, resurface concrete basement floor, paint floor and foundation walls.

Structural: Repair chimney, mortar basement walls, replace basement stairs, provide exterior ramp.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

No change is anticipated.

Square Footage:

Assigned: 1,642 asf

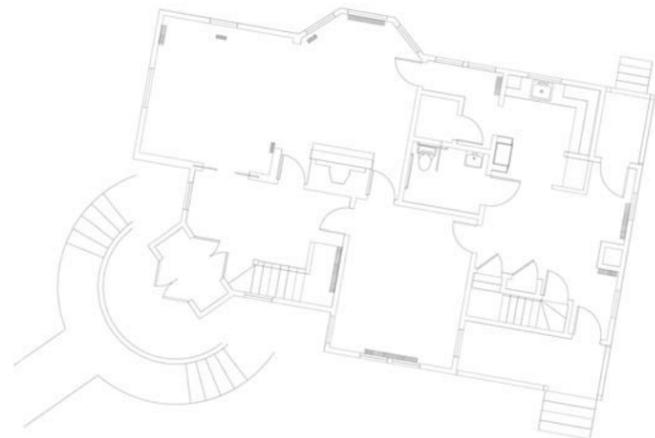
Total: 5,129 gsf



Grant House



Location Plan



Typical Floor Plan

BUILDING #37 EASTERN HALL

Current Use:

Eastern Hall is a one-story administrative/academic building, which houses administrative offices, classrooms and support facilities.

General Facts:

Built: 2001

The "L" shaped building is wood framed modular construction and does not contain an elevator or any interior stair.

Current Conditions:

Eastern Hall is in good condition.

Replacement Value: \$ 3,962,580
 Deficiencies: \$ 861,621

FCI (with improvements): 0.22

Needed Improvements:

Architectural: Paint exterior siding, renovate exterior stair, replace resilient flooring, replace concrete walkways from east side stair to parking area, replace damaged siding.

Mechanical: Update mechanical systems.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

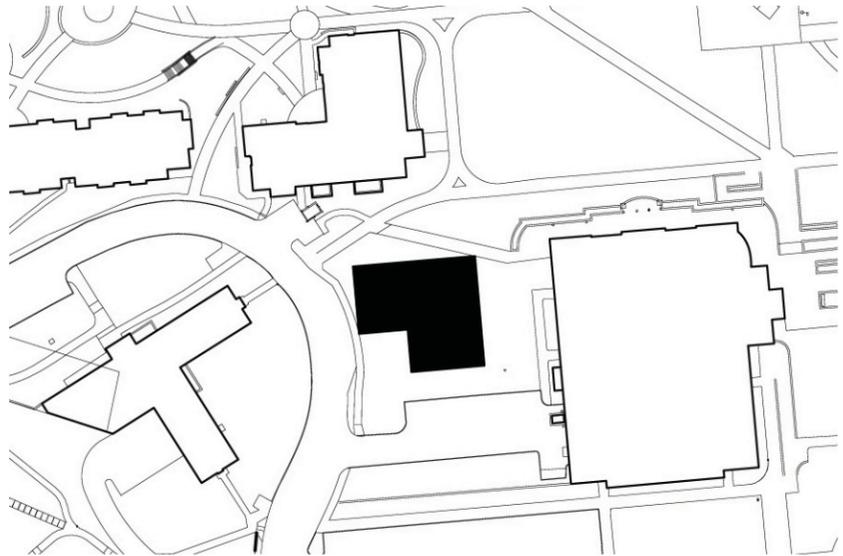
Recommended for demolition or relocation and alternate use of land.

Square Footage:

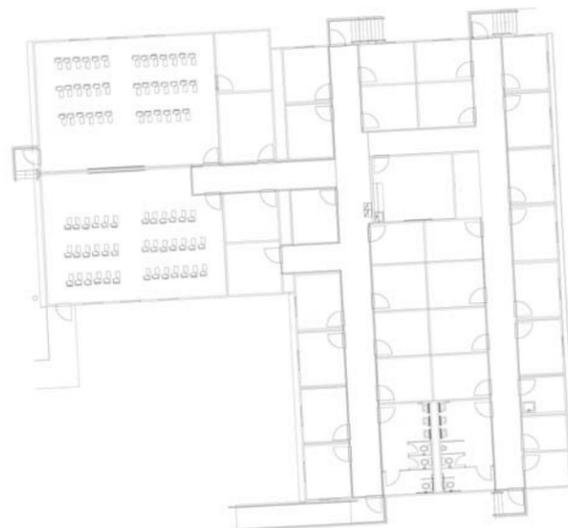
Assigned: 5,424 asf
 Total: 8,487 gsf



Eastern Hall



Location Plan



Typical Floor Plan

BUILDING #38 BURR HALL

Current Use:

Burr Hall is a four-story residential/administrative building, which houses administrative offices, dormitory rooms and support facilities.

General Facts:

Built: 1919

The "L" shaped building includes a fire escape, and two stair towers but no elevator.

Current Conditions:

Burr Hall is in poor condition.

Replacement Value: \$ 16,024,429

Deficiencies: \$ 14,077,098

FCI (with improvements): 0.88



Burr Hall

Needed Improvements:

Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior doors,

Structural: Repair masonry, replace building control and expansion joints, replace roof, insulate roof, install elevator.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Install sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.



Location Plan

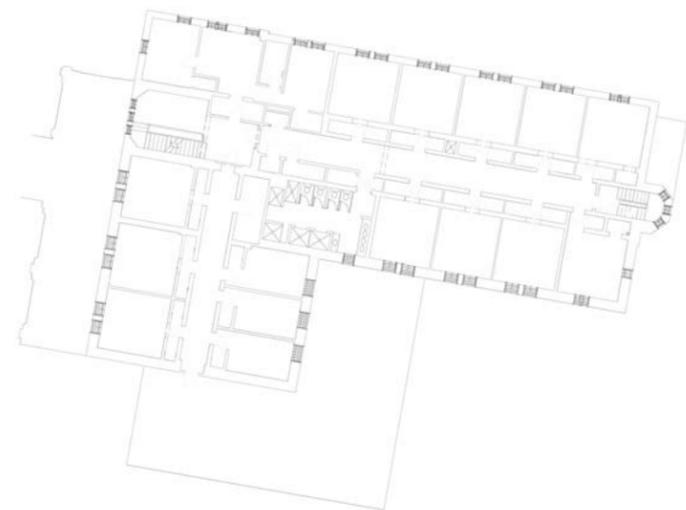
Likely Future Use:

No change is anticipated; renovations recommended.

Square Footage:

Assigned: 23,674 asf

Total: 37,085 gsf



Typical Floor Plan

BUILDING #40 SOUTH HEATING PLANT

Current Use:

South Heating Plant is a three-story physical plant building, which houses boilers, offices, and support facilities.

General Facts:

Built: 1928

The building does not contain an elevator and has one stair tower.

Current Conditions:

South Heating Plant is in good condition.

Replacement Value: \$ 3,050,220

Deficiencies: \$ 528,324

FCI (with improvements): 0.17



South Heating Plant

Needed Improvements:

Architectural: Remove asbestos containing materials, parge and paint interiors, replace exterior doors and south wall windows, paint steel trusses.

Structural: Repair masonry in boiler room.

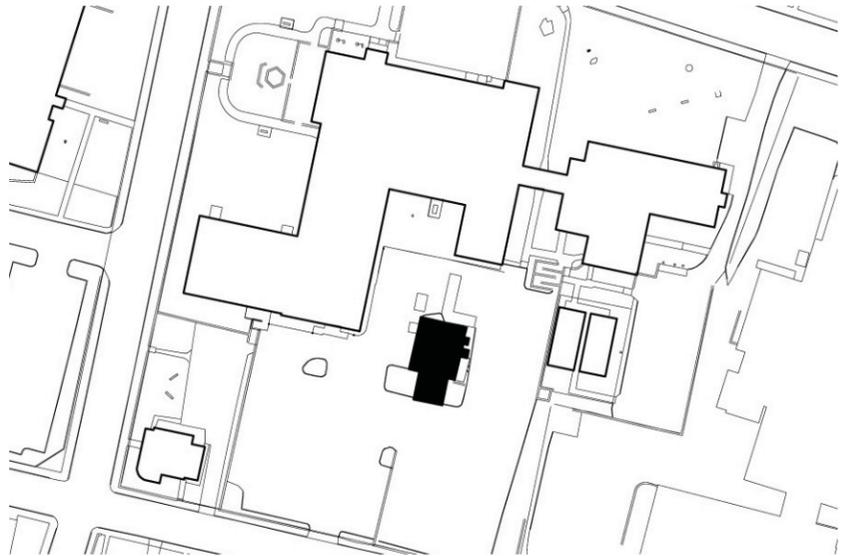
Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

No change is anticipated, renovations recommended.

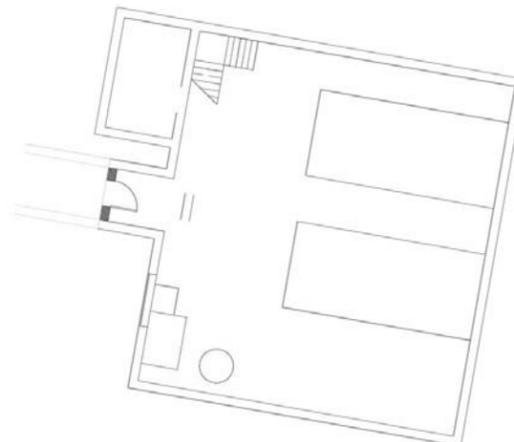


Location Plan

Square Footage:

Assigned: 1,328 asf

Total: 3,506 gsf



Typical Floor Plan

BUILDING #41 BECKERT HALL

Current Use:

Beckert Hall is a two-story administrative office building, which houses administrative offices, conference rooms and its support services.

General Facts:

Built: 1900's
 Acquired: 1946

The building does not contain an elevator and has one open stair well.

Current Conditions:

Beckert Hall is in poor condition.

Replacement Value: \$ 1,445,940
 Deficiencies: \$ 972,886

FCI (with improvements): 0.67

Needed Improvements:

Architectural: Remove asbestos containing materials.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

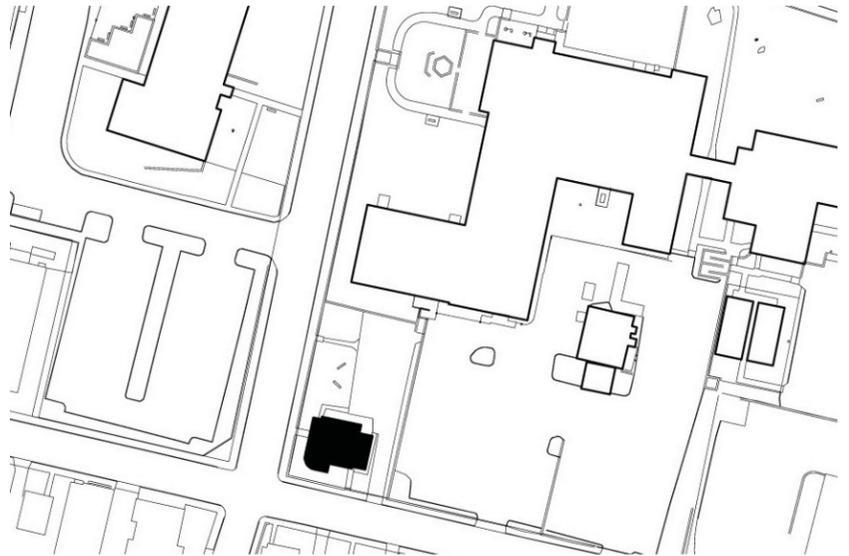
No change is anticipated; renovations recommended.

Square Footage:

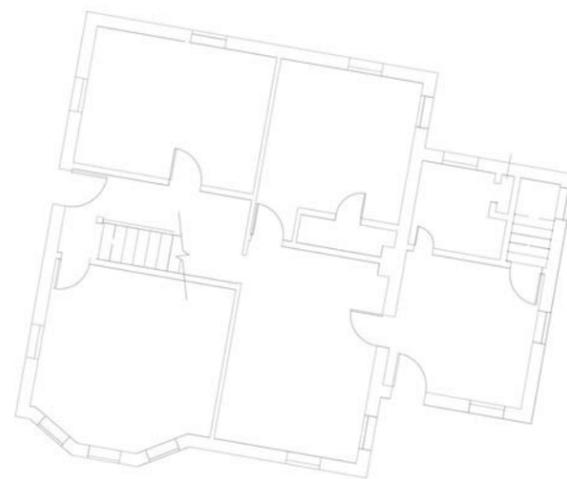
Assigned: 1,389 asf
 Total: 4,155 gsf



Beckert Hall



Location Plan



Typical Floor Plan

BUILDING #42 NOBLE HALL

Current Use:

Noble Hall is a three-story residential building, which houses apartment units and support facilities.

General Facts:

Built: 1928
Renovated: 1992 (apartments)

The "L" shaped building contains one elevator and has four stair towers.

Current Conditions:

Noble Hall is in good to fair condition.

Replacement Value: \$ 28,783,042
Deficiencies: \$ 9,555,114

FCI (with improvements): 0.33



Noble Hall

Needed Improvements:

Architectural: Replace resilient flooring.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

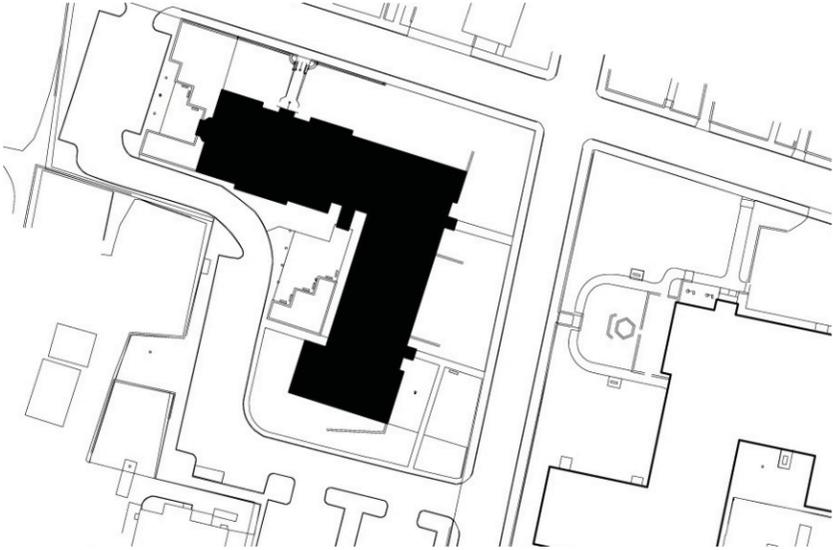
ADA: Update building to comply with all current applicable codes.

Likely Future Use:

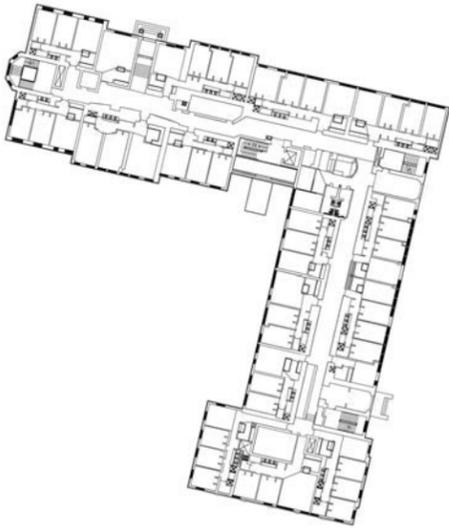
No change is anticipated.

Square Footage:

Assigned: 43,718 asf
Total: 71,662 gsf



Location Plan



Typical Floor Plan

BUILDING #43 SHAFER HALL

Current Use:

Shafer Hall is a three-story administrative/fine arts building, which houses administrative offices, classrooms, theater, auditorium, art gallery, and the associated support facilities.

General Facts:

Built: 1946

The "L" shaped building contains one elevator and has three stair towers.

Current Conditions:

Shafer Hall is in poor condition.

Replacement Value: \$ 28,019,519
 Deficiencies: \$ 23,874,207

FCI (with improvements): 0.85



Shafer Hall

Needed Improvements:

Architectural: Remove asbestos containing materials, replace interior flooring, replace exterior windows, theater and auditorium upgrades, replace ceilings (partial), toilet room renovations, replace interior doors, replace skylights.

Structural: Repair masonry, replace roof, stair renovations.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Install sprinkler system.

BOCA: No work required under existing conditions and use. Update building to comply with all current applicable codes if building use changes.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

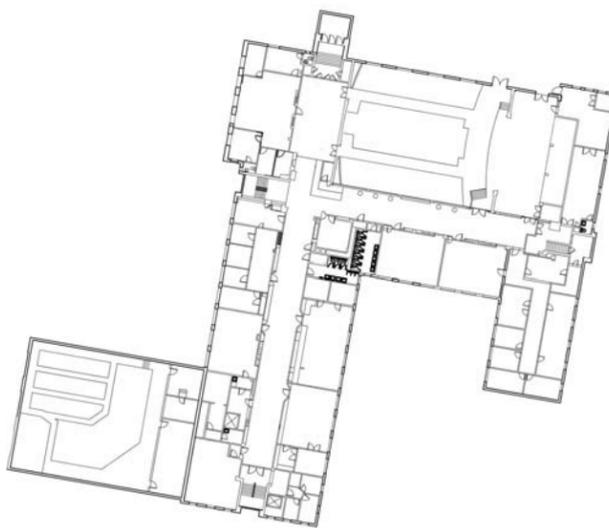
Change to residential use considered; renovations necessary.

Square Footage:

Assigned: 43,598 asf
 Total: 68,282 gsf



Location Plan



Typical Floor Plan

BUILDING #46 CONSTITUTION HALL

Current Use:

Constitution Hall is a six-story residential building, which houses student apartments, associated amenities and the building's support facilities.

General Facts:

Built: 2004

The "L" shaped building contains two elevators and two stair towers.

Current Conditions:

Constitution Hall is in good condition.

Replacement Value: \$ 26,983,249

Deficiencies: \$ 3,803,405

FCI (with improvements): 0.14



Constitution Hall

Needed Improvements:

ADA: Update building to comply with all current applicable codes.

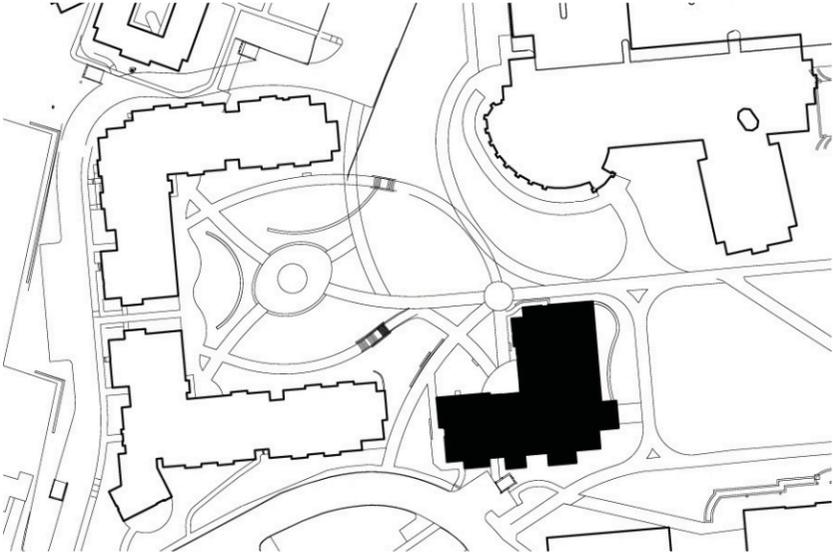
Likely Future Use:

No change is anticipated.

Square Footage:

Assigned: 40,292 asf

Total: 67,181 gsf



Location Plan



Typical Floor Plan

BUILDING #47 NUTMEG HALL

Current Use:

Nutmeg Hall is a six-story residential building, which houses student apartments, associated amenities and the building's support facilities.

General Facts:

Built: 2005

The "L" shaped building contains two elevators and two stair towers.

Current Conditions:

Nutmeg Hall is in good condition.

Replacement Value: \$ 33,278,544

Deficiencies: \$ 4,956,382

FCI (with improvements): 0.15



Nutmeg Hall

Needed Improvements:

ADA: Update building to comply with all current applicable codes.

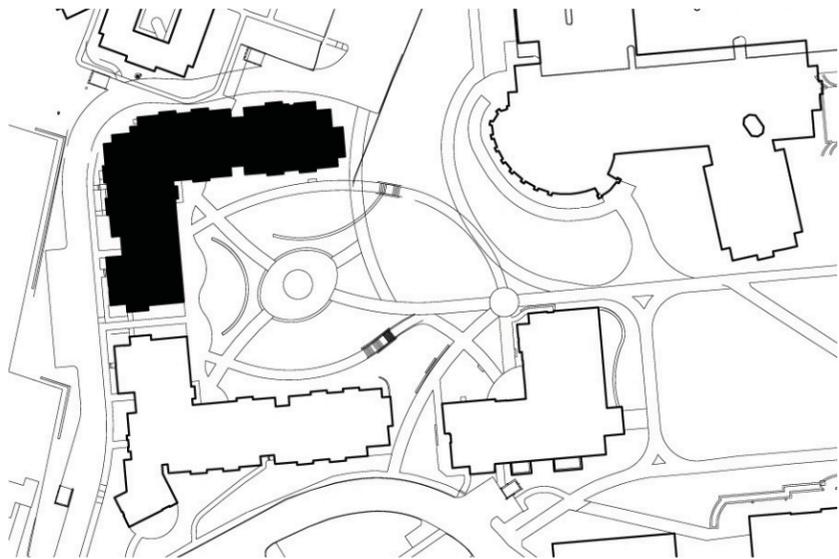
Likely Future Use:

No change is anticipated.

Square Footage:

Assigned: 59,591 asf

Total: 95,628 gsf



Location Plan



Typical Floor Plan

BUILDING #48 LAUREL HALL

Current Use:

Laurel Hall is a seven-story residential building, which houses student apartments, associated amenities and the building's support facilities.

General Facts:

Built: 2005

The "L" shaped building contains two elevators and two stair towers.

Current Conditions:

Laurel Hall is in good condition.

Replacement Value: \$ 37,861,356

Deficiencies: \$ 6,056,104

FCI (with improvements): 0.16



Laurel Hall

Needed Improvements:

ADA: Update building to comply with all current applicable codes.

Likely Future Use:

No change is anticipated.

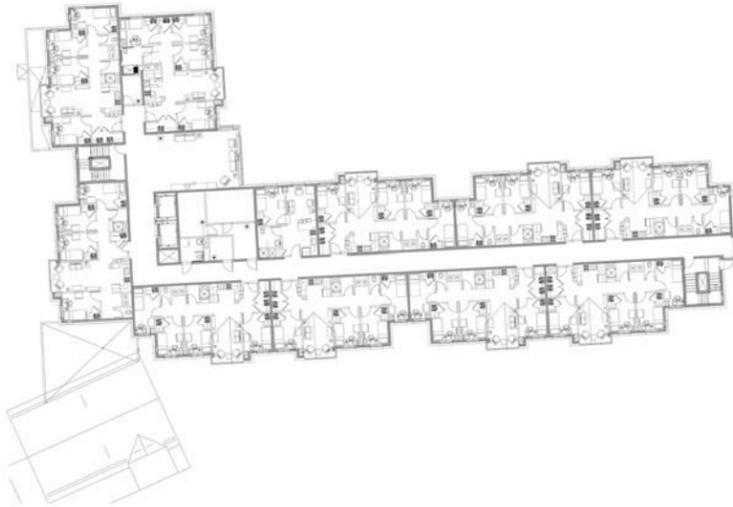
Square Footage:

Assigned: 61,963 asf

Total: 108,797 gsf



Location Plan



Typical Floor Plan



EASTERN
CONNECTICUT
STATE UNIVERSITY



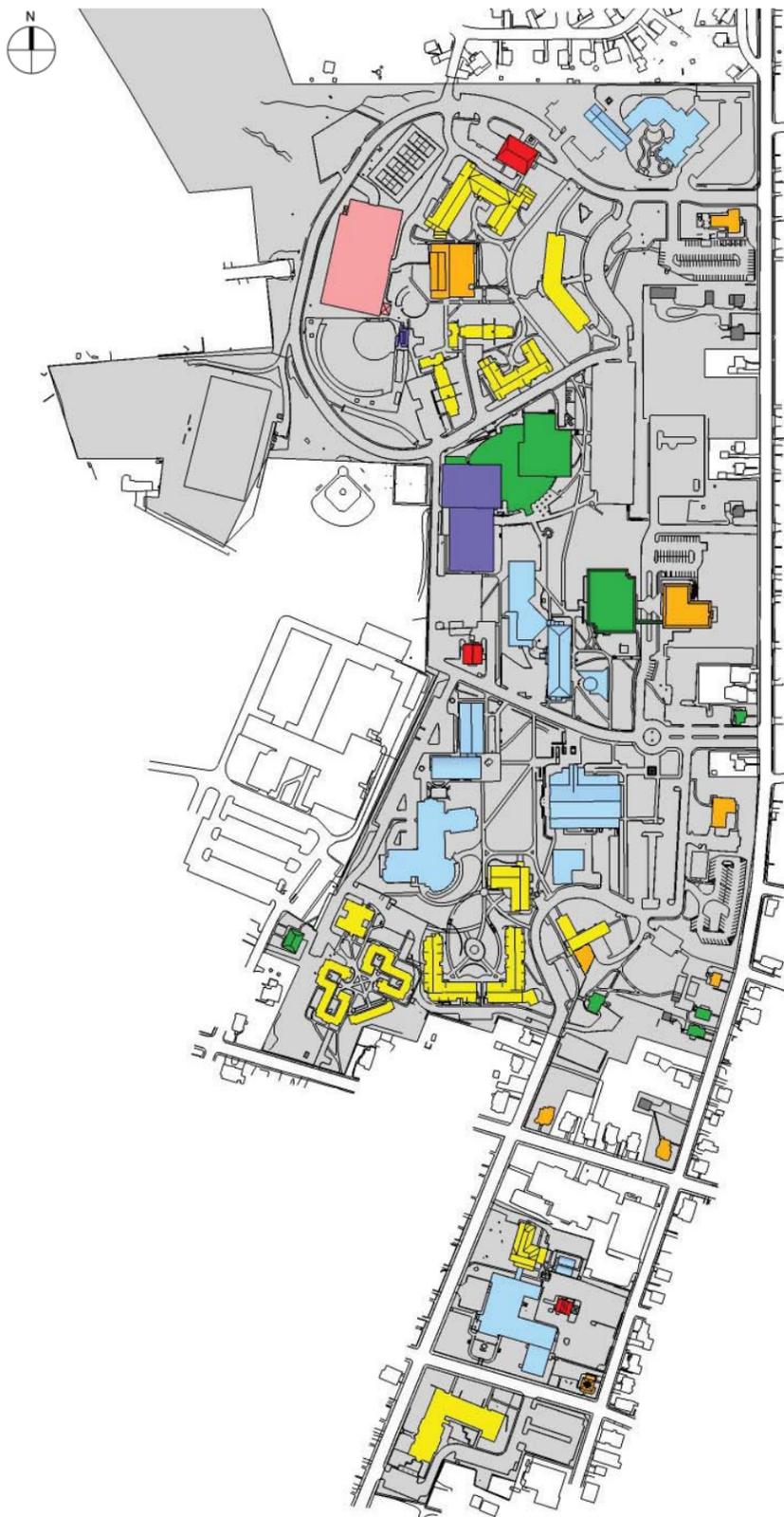
SECTION FOUR - MASTER PLAN AND DEVELOPMENT PROGRAMS/PROGRAM FIT

Campus Master Plan

MASTER PLAN PROGRAM

The Master Plan Program for Eastern Connecticut State University is based on the Space Needs Analysis developed by Paulien & Associates, Inc. The tabulated campus-wide and specific academic and administrative space requirements are based on target goals with respect to estimated enrollment, staff increases, and other relevant academic program data. The analysis uses the year 2007 as the base year and 2017 as the target year. The detailed study and analysis may be found in the Program for the Master Plan developed by Paulien & Associates, Inc., dated May 2008.

Building Use- Base Year 2007



LEGEND

- Academics
- Administration
- Athletics/Recreation
- Facilities
- Parking
- Student Life
- Student Services

Program Summary

Target Year Population (2017)	2008	2017
Total Student Head Count	5,137	5,400
Parking Count	2,502	3,670
University Square Footage	990,386	1,337,797

CAMPUS-WIDE SPACE NEED ANALYSIS

The projected target year on-campus full-time equivalent (FTE) for Eastern is 4,589 students, a 5.1% increase over the base year, although growth percentages vary by school. The analysis illustrates deficits of varying degrees in most of the academic schools and administrative units during the base year. With the exception of the departments categorized as School of Arts & Sciences, Academic Affairs, and Institutional Advancement, all have deficits in space requirements for the target year.

Eastern had approximately 1,000,000 ASF of existing space in the fall of 2007. The new Science Building, and proposed Fine Arts Instructional Center and Public Safety Building, will allow several departments to relocate, thereby vacating existing space. The space available will be primarily in Goddard Hall, Media Hall, Webb Hall, Winthrop Hall, and Shafer Hall. Several buildings have been proposed for demolition, including the existing Public Safety Building, 372 High Street, 264 High Street, the Low-Rise Apartments and Eastern Hall, which are not included in the target year existing space. Therefore, the target year existing space is approximately 1,110,900 ASF.

The guideline generated a need for 1,252,202 ASF of space in the base year, which includes Inactive/Conversion Space. This is a deficit of 261,816 ASF (26% of existing base year space). The target year guideline illustrates a need of 1,337,797 ASF; a deficit of 241,766 ASF.

Campus-wide Space Needs Summary *From Paulien & Associates, Inc. May 2008 Master Plan Program Report

College/Unit	FALL 2007 BASE YEAR Total Student FTE = 4,366 Total Student HC = 5,137				FALL 2017 TARGET YEAR Total Student FTE = 4,589 Total Student HC = 5,400			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic								
School of Arts & Sciences	77,744	154,984	(77,240)	(99%)	162,343	168,471	(6,128)	(4%)
<i>School of Arts & Sciences</i>	3,057	2,620	437	14%	3,057	2,620	437	14%
<i>A&S Behavioral Sciences</i>	4,420	6,445	(2,025)	(46%)	3,410	6,846	(3,436)	(101%)
<i>A&S Humanities</i>	7,307	11,874	(4,567)	(62%)	6,301	12,379	(6,078)	(96%)
<i>A&S Physical Sciences</i>	32,949	56,847	(23,898)	(73%)	70,257	66,287	3,970	6%
<i>A&S Visual & Performing Arts</i>	30,011	77,199	(47,188)	(157%)	79,318	80,338	(1,020)	(1%)
School of Education & Professional Studies	26,639	34,364	(7,725)	(29%)	26,021	37,606	(11,585)	(45%)
School of Continuing Education	2,550	2,555	(5)	(0%)	2,550	2,555	(5)	(0%)
² General Use	<u>34,107</u>	<u>69,367</u>	<u>(35,260)</u>	<u>(103%)</u>	<u>46,007</u>	<u>73,325</u>	<u>(27,318)</u>	<u>(59%)</u>
<i>Academic Total</i>	141,040	261,269	(120,229)	(85%)	236,921	281,957	(45,036)	(19%)
Administrative								
President	76,544	144,617	(68,073)	(89%)	76,392	146,376	(69,984)	(92%)
Academic Affairs	100,993	99,167	1,826	2%	100,993	107,721	(6,728)	(7%)
Executive Vice President	6,839	7,810	(971)	(14%)	8,872	8,244	628	7%
Finance & Administration	63,012	76,626	(13,614)	(22%)	66,509	89,075	(22,566)	(34%)
Institutional Advancement	6,555	6,278	277	4%	6,555	7,330	(775)	(12%)
Student Affairs	580,389	641,853	(61,464)	(11%)	530,894	682,512	(151,618)	(29%)
Conference & Events	<u>2,732</u>	<u>14,582</u>	<u>(11,850)</u>	<u>(434%)</u>	<u>2,732</u>	<u>14,582</u>	<u>(11,850)</u>	<u>(434%)</u>
<i>Administrative Total</i>	837,064	990,933	(153,869)	(18%)	792,947	1,055,840	(262,893)	(33%)
UNIVERSITY SUBTOTAL	978,104	1,252,202	(274,098)	(28%)	1,029,868	1,337,797	(307,929)	(30%)
<i>Inactive/Conversion Space¹</i>	12,282				66,163			
UNIVERSITY TOTAL	990,386	1,252,202	(261,816)	(26%)	1,096,031	1,337,797	(241,766)	(22%)
<i>Northeast Business Alliance</i>	427				427			
<i>AAUP</i>	332				332			
<i>Daycare</i>	14,172				14,172			

1. Inactive/Conversion Space consists of space being vacated as the result of new facilities being constructed.
 2. Includes General Purpose Classrooms, Lounge Space, and Collaborative Learning Space

CAMPUS-WIDE SPACE NEED ANALYSIS: ACADEMIC DIVISIONS

Academic Program Detail

College/Unit	FALL 2007 BASE YEAR Total Student FTE = 4,366 Total Student HC = 5,137				FALL 2017 TARGET YEAR Total Student FTE = 4,589 Total Student HC = 5,400			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
School of Arts & Sciences								
School of Arts & Sciences								
Arts & Sciences, Dean	1,430	1,320	110	8%	1,430	1,320	110	8%
Honors	1,627	1,300	327	20%	1,627	1,300	327	20%
<i>School of Arts & Sciences subtotal:</i>	<i>3,057</i>	<i>2,620</i>	<i>437</i>	<i>14%</i>	<i>3,057</i>	<i>2,620</i>	<i>437</i>	<i>14%</i>
A&S Behavioral Sciences								
Psychology	2,172	3,335	(1,163)	(54%)	1,755	3,696	(1,941)	(111%)
Sociology, Anthropology & Social Work	2,248	3,110	(862)	(38%)	1,655	3,150	(1,495)	(90%)
<i>A&S Behavioral Sciences subtotal:</i>	<i>4,420</i>	<i>6,445</i>	<i>(2,025)</i>	<i>(46%)</i>	<i>3,410</i>	<i>6,846</i>	<i>(3,436)</i>	<i>(101%)</i>
A&S Humanities								
English	3,629	5,594	(1,965)	(54%)	2,838	5,875	(3,037)	(107%)
History, Political Science & Philosophy	2,356	4,235	(1,879)	(80%)	0	0	0	N/A
History	0	0	0	N/A	1,049	2,210	(1,161)	(111%)
Political Science, Philosophy & Geography	0	0	0	N/A	1,092	2,210	(1,118)	(102%)
Modern and Classical Language	1,322	2,045	(723)	(55%)	1,322	2,084	(762)	(58%)
<i>A&S Humanities subtotal:</i>	<i>7,307</i>	<i>11,874</i>	<i>(4,567)</i>	<i>(62%)</i>	<i>6,301</i>	<i>12,379</i>	<i>(6,078)</i>	<i>(96%)</i>
A&S Physical Sciences								
Biology	16,940	21,232	(4,292)	(25%)	25,012	23,273	1,739	7%
Environmental Earth Science	5,219	10,890	(5,671)	(109%)	15,000	13,709	1,291	9%
Mathematics & Computer Science	3,704	14,965	(11,261)	(304%)	13,649	13,954	(305)	(2%)
Physical Science	6,478	8,321	(1,843)	(28%)	13,502	12,881	621	5%
Sustainable Energy Studies	608	1,440	(832)	(137%)	3,094	2,470	624	20%
<i>A&S Physical Sciences subtotal:</i>	<i>32,949</i>	<i>56,847</i>	<i>(23,898)</i>	<i>(73%)</i>	<i>70,257</i>	<i>66,287</i>	<i>3,970</i>	<i>6%</i>
A&S Visual & Performing Arts								
Performing Arts	18,188	59,624	(41,436)	(228%)	59,269	60,962	(1,693)	(3%)
Visual Arts	11,823	17,575	(5,752)	(49%)	20,049	19,376	673	3%
<i>A&S Visual & Performing Arts subtotal:</i>	<i>30,011</i>	<i>77,199</i>	<i>(47,188)</i>	<i>(157%)</i>	<i>79,318</i>	<i>80,338</i>	<i>(1,020)</i>	<i>(1%)</i>
<i>School of Arts & Sciences total:</i>	<i>77,744</i>	<i>154,984</i>	<i>(77,240)</i>	<i>(99%)</i>	<i>162,343</i>	<i>168,471</i>	<i>(6,128)</i>	<i>(4%)</i>
School of Education & Professional Studies								
School of Education & Professional Studies, Dean								
Business Administration	1,437	1,385	52	4%	1,437	1,385	52	4%
Center for Educational Excellence	1,726	3,991	(2,265)	(131%)	1,317	4,652	(3,335)	(253%)
Center for Early Childhood Education	1,105	975	130	12%	1,105	975	130	12%
Chase Free Enterprise Institute	2,341	2,035	306	13%	2,341	2,035	306	13%
Communication	357	510	(153)	(43%)	357	510	(153)	(43%)
Economics	7,063	10,130	(3,067)	(43%)	6,961	10,170	(3,209)	(46%)
Education	1,319	1,390	(71)	(5%)	1,212	1,430	(218)	(18%)
Health and Physical Education	5,008	5,177	(169)	(3%)	5,008	7,639	(2,631)	(53%)
<i>School of Education & Professional Studies total:</i>	<i>6,283</i>	<i>8,771</i>	<i>(2,488)</i>	<i>(40%)</i>	<i>6,283</i>	<i>8,811</i>	<i>(2,528)</i>	<i>(40%)</i>
<i>School of Education & Professional Studies total:</i>	<i>26,639</i>	<i>34,364</i>	<i>(7,725)</i>	<i>(29%)</i>	<i>26,021</i>	<i>37,606</i>	<i>(11,585)</i>	<i>(45%)</i>
School of Continuing Education								
School of Continuing Education, Dean								
<i>School of Continuing Education total:</i>	<i>2,550</i>	<i>2,555</i>	<i>(5)</i>	<i>(0%)</i>	<i>2,550</i>	<i>2,555</i>	<i>(5)</i>	<i>(0%)</i>
<i>School of Continuing Education total:</i>	<i>2,550</i>	<i>2,555</i>	<i>(5)</i>	<i>(0%)</i>	<i>2,550</i>	<i>2,555</i>	<i>(5)</i>	<i>(0%)</i>
General Use								
General Purpose Classrooms	30,602	46,250	(15,648)	(51%)	38,286	49,025	(10,739)	(28%)
Collaborative Learning Space	0	15,411	(15,411)	-	0	16,200	(16,200)	-
General Purpose Lounge Areas	3,505	7,706	(4,201)	(120%)	7,721	8,100	(379)	(5%)
<i>General Use total:</i>	<i>34,107</i>	<i>69,367</i>	<i>(35,260)</i>	<i>(103%)</i>	<i>46,007</i>	<i>73,325</i>	<i>(27,318)</i>	<i>(59%)</i>

CAMPUS-WIDE SPACE NEED ANALYSIS: ADMINISTRATIVE DIVISIONS

Administration Program Detail

College/Unit	FALL 2007 BASEYEAR Total Student FTE = 4,366 Total Student HC = 5,137				FALL 2017 TARGET YEAR Total Student FTE = 4,589 Total Student HC = 5,400			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
President								
Athletics	50,849	114,230	(63,381)	(125%)	50,547	114,560	(64,013)	(127%)
Institute for Sustainable Energy	1,530	995	535	35%	1,530	1,145	385	25%
Equity & Diversity	757	3,140	(2,383)	(315%)	757	3,240	(2,483)	(328%)
Office of the President	4,575	4,520	55	1%	4,575	4,770	(195)	(4%)
Information Technology	15,124	18,352	(3,228)	(21%)	15,274	19,116	(3,842)	(25%)
Media Services	2,758	2,770	(12)	(0%)	2,758	2,934	(176)	(6%)
Telephone Services	951	610	341	36%	951	611	340	36%
<i>President total:</i>	76,544	144,617	(68,073)	(89%)	76,392	146,376	(69,984)	(92%)
College/Unit	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Affairs								
Academic Advisement	1,302	1,170	132	10%	1,302	1,170	132	10%
Academic Affairs	2,562	2,520	42	2%	2,562	2,830	(268)	(10%)
Admissions	3,327	3,470	(143)	(4%)	3,327	3,840	(513)	(15%)
Center for Connecticut Studies	5,225	5,300	(75)	(1%)	5,225	5,300	(75)	(1%)
Financial Aid	3,627	2,550	1,077	30%	3,627	2,880	747	21%
Learning Center	2,820	3,550	(730)	(26%)	2,820	3,550	(730)	(26%)
Library	78,827	77,371	1,456	2%	78,827	84,501	(5,674)	(7%)
Registrar	3,303	3,236	67	2%	3,303	3,650	(347)	(11%)
<i>Academic Affairs total:</i>	100,993	99,167	1,826	2%	100,993	107,721	(6,728)	(7%)
College/Unit	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Executive Vice President								
Akus Gallery	3,417	5,580	(2,163)	(63%)	5,450	5,580	(130)	(2%)
Executive VP's Office	710	730	(20)	(3%)	710	790	(80)	(11%)
Human Resources	2,712	1,500	1,212	45%	2,712	1,874	838	31%
<i>Executive Vice President total:</i>	6,839	7,810	(971)	(14%)	8,872	8,244	628	7%
College/Unit	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Finance & Administration								
Auxiliary Services	1,383	1,724	(341)	(25%)	1,383	1,950	(567)	(41%)
Bursar	1,776	2,560	(784)	(44%)	1,776	2,876	(1,100)	(62%)
Dining Services	18,056	22,589	(4,533)	(25%)	18,056	23,915	(5,859)	(32%)
Facilities	27,029	33,612	(6,583)	(24%)	28,263	43,585	(15,322)	(54%)
Finance & Administration	1,169	1,170	(1)	(0%)	1,169	1,370	(201)	(17%)
Fiscal Affairs	7,630	4,960	2,670	35%	7,630	5,390	2,240	29%
Public Safety	2,844	5,430	(2,586)	(91%)	5,107	5,406	(299)	(6%)
Purchasing & Receiving	3,125	4,581	(1,456)	(47%)	3,125	4,583	(1,458)	(47%)
<i>Finance & Administration total:</i>	63,012	76,626	(13,614)	(22%)	66,509	89,075	(22,566)	(34%)
College/Unit	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Student Affairs								
Career Services	1,408	1,765	(357)	(25%)	1,408	1,919	(511)	(36%)
Counseling - Psychological Services	1,792	1,560	232	13%	1,792	1,750	42	2%
Office of Accessibility Services	744	685	59	8%	744	687	57	8%
Health Services	2,934	4,930	(1,996)	(68%)	2,934	5,080	(2,146)	(73%)
Residential Life	515,110	577,480	(62,370)	(12%)	465,615	614,975	(149,360)	(32%)
ROTC	80	210	(130)	(163%)	80	211	(131)	(164%)
Student Affairs	6,082	5,710	372	6%	6,082	5,860	222	4%
Student Center	52,239	49,513	2,726	5%	52,239	52,030	209	0%
<i>Student Affairs total:</i>	580,389	641,853	(61,464)	(11%)	530,894	682,512	(151,618)	(29%)
College/Unit	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Conference & Events Space								
Conference & Events	2,732	14,582	(11,850)	(434%)	2,732	14,582	(11,850)	(434%)
<i>Conference & Events Space total:</i>	2,732	14,582	(11,850)	(434%)	2,732	14,582	(11,850)	(434%)

CRITICAL ISSUES

LAND USE

Image Issues	NOTES
<ul style="list-style-type: none"> • Identification of available expansion space (aggressively obtaining contiguous space) 	<ul style="list-style-type: none"> • Form a partnership with Windham Public Schools, use that institution as a learning lab while in return utilizing WPS classroom space to supplement Eastern's space needs • Identify community issues
<ul style="list-style-type: none"> • Quadrangles are important to students (Quads) 	
<ul style="list-style-type: none"> • What's being done to look at the future of the surrounding area? 	<ul style="list-style-type: none"> • This includes connections to Main Street, acquisitions of adjacent properties, and development in the surrounding neighborhoods
<ul style="list-style-type: none"> • Green space created from new and future acquisitions 	
<ul style="list-style-type: none"> • Green space created by elimination of central roadway through campus 	
<ul style="list-style-type: none"> • Green space and/or new housing on area currently occupied by Low Rise Housing 	
<ul style="list-style-type: none"> • Need open space for intramural sports and informal recreation 	
<ul style="list-style-type: none"> • Desire to "feel like a small private New England college" 	

Parking Issues	NOTES
<ul style="list-style-type: none"> • Inadequate parking in general, especially for visitors 	<ul style="list-style-type: none"> • The 750 beds in new residence halls were not factored in the previous parking study
<ul style="list-style-type: none"> • Access to unused parking by students can create problems 	<ul style="list-style-type: none"> • Freshmen are not allowed to have cars, except in special cases. All other students are eligible for parking permit • After 5:45 anyone can park anywhere – even assigned spaces
<ul style="list-style-type: none"> • A number of students and faculty leave the campus during the day, and it is difficult to find a parking space upon their return 	<ul style="list-style-type: none"> • There is time wasted in students and faculty driving around to find a space
<ul style="list-style-type: none"> • If faculty leave their space during the day, they are not likely to get it back again 	<ul style="list-style-type: none"> • This potentially limits community involvement
<ul style="list-style-type: none"> • Faculty are reluctant to park in the parking garages, or spaces are not available 	<ul style="list-style-type: none"> • Faculty want to park next to their building and organize their schedule around the availability of parking
<ul style="list-style-type: none"> • Majority of parking spaces are at one end of the campus 	
<ul style="list-style-type: none"> • There is a conflict between the desire for green space and the desire / need for parking 	
<ul style="list-style-type: none"> • Concentration of housing on campus exacerbates the parking problem 	<ul style="list-style-type: none"> • Lots of student cars with a limited number of spaces
<ul style="list-style-type: none"> • Culture of driving between places on campus runs counter to the desire to be a pedestrian centered campus 	

Circulation Issues	NOTES
<ul style="list-style-type: none"> • Main entrance is becoming a traffic problem – too much traffic 	<ul style="list-style-type: none"> • Entrance does not take into consideration the needs of the new Science Building or the Residence Halls
<ul style="list-style-type: none"> • There is a conflict between pedestrian and vehicular circulation 	<ul style="list-style-type: none"> • Roadways are used as pathways
<ul style="list-style-type: none"> • Consider eliminating vehicular traffic on Eastern Road between Library and Webb Hall 	<ul style="list-style-type: none"> • Combination of pedestrians and vehicles poses a significant safety risk
<ul style="list-style-type: none"> • Lack of sidewalk between Heating Plant and Sports Center 	<ul style="list-style-type: none"> • Pedestrians are forced to walk in the road
<ul style="list-style-type: none"> • Student Center access – no easy way to get there by car without pedestrian conflicts 	
<ul style="list-style-type: none"> • East to West Campus connections 	<ul style="list-style-type: none"> • There is no straightforward pedestrian connection between East and West campus
<ul style="list-style-type: none"> • Mansfield Athletic Fields – there is no clear path to the athletic facilities in Mansfield 	
<ul style="list-style-type: none"> • How to handle busloads of visitors must be addressed – Entry road is not suitable for bus traffic 	<ul style="list-style-type: none"> • Potential students, athletic teams, campus tours

New Outdoor Facilities Already Planned	NOTES
<ul style="list-style-type: none"> • Near term • Softball field relocation • Parking Garage II (750-900 spaces) • Track Phase II – artificial turf field, added lighting 	

LAND USE

Outdoor Facilities	NOTES
<ul style="list-style-type: none"> o Concert shell(s) o Demolition of existing residence halls? o Green spaces between new buildings 	
<ul style="list-style-type: none"> • Recycling Center – recycling currently takes place at each building 	<ul style="list-style-type: none"> • Providing a centralized recycling center would reduce local storage requirements
<ul style="list-style-type: none"> • Wireless Networks allows access anywhere on campus 	<ul style="list-style-type: none"> • Take advantage of remote access to facilitate use of outdoor areas for academic uses
<ul style="list-style-type: none"> • What potential locations for outdoor recreation at main campus and Sports Complex? <ul style="list-style-type: none"> o Courts for pick-up sports (non-organized) o Intramural fields o Casual recreation (whiffle ball, Frisbee golf, etc.) o Work-out stations 	<ul style="list-style-type: none"> • There is a need for associated support spaces, locker rooms, toilets, storage, etc.
<ul style="list-style-type: none"> • Outdoor "hang-out" space 	<ul style="list-style-type: none"> • There is very limited outdoor areas for students to gather informally

Property Issues	NOTES
<ul style="list-style-type: none"> • What to do with small houses on perimeter? <ul style="list-style-type: none"> o 333 Prospect Street o 306 High Street o 372 High Street 	

ACADEMIC

Classroom / Meeting Room Issues	NOTES
<ul style="list-style-type: none"> • Quadrangles are important to students (Quads) 	
<ul style="list-style-type: none"> • With the completion of the construction the new Science Building, classroom needs must be reassessed and confirmed 	
<ul style="list-style-type: none"> • To affirm the Liberal Arts mission of Eastern, the classroom space should be conducive to non-traditional classroom set-up. More space / fewer chairs. 	
<ul style="list-style-type: none"> • Classroom space should be determined by programming – space needs to be flexible. 	<ul style="list-style-type: none"> • A range of appropriate classroom configurations must be provided. • Limited number of "smart" classrooms • Most were designed for an "older paradigm" with limited seating arrangement options
<ul style="list-style-type: none"> • Classrooms tend to be too big or too small – there is a lack of variety of classroom size and seating capacity. 	<ul style="list-style-type: none"> • Classrooms are not always appropriate for the types of classes being taught – Freshman Colloquium given as example • Irregular shaped rooms can be beneficial
<ul style="list-style-type: none"> • Sports Management / Exercise Science Classrooms – currently sometimes teach in the hallways of the Sports Center 	<ul style="list-style-type: none"> • Space is need for team meetings
<ul style="list-style-type: none"> • Specialty Classrooms – there is a need for specialty classrooms, fitted out for the unique needs of a particular department – eg. Music practice rooms, art studios, dance studios, production spaces 	<ul style="list-style-type: none"> • Faculty needs to be near any specialized equipment required by their discipline (media labs, editing rooms, technology labs, etc.)
<ul style="list-style-type: none"> • Consolidation of departmental faculty offices 	<ul style="list-style-type: none"> • Some faculty offices are currently spread out over multiple buildings
<ul style="list-style-type: none"> • Additional flexible office space for full time, part-time / adjunct faculty is required 	
<ul style="list-style-type: none"> • Conference Rooms – There are no centrally located conference rooms available for faculty meeting, symposia, or group meetings 	<ul style="list-style-type: none"> • It is not possible to centrally schedule conference rooms • There is no place suitable for "executive in training" meetings – formal meeting space, other than the President's Conference Room • No group space suitable for training
<ul style="list-style-type: none"> • Space for large group events, dinners, etc. 	<ul style="list-style-type: none"> • For groups or 500 or more, the gymnasium must be used – it is not suitable or appropriate
<ul style="list-style-type: none"> • Group Study space – there is little or no group study space on campus 	
<ul style="list-style-type: none"> • Space concerns – form a partnership with Windham Public Schools, use that institution as a learning lab while in return utilizing WPS 	<ul style="list-style-type: none"> • This would require building a replacement school somewhere in Willimantic

Classroom / Meeting Room Issues	NOTES
<ul style="list-style-type: none"> • classroom space to supplement Eastern's space needs 	
<ul style="list-style-type: none"> • Space Scheduling – scheduling of conference rooms can be a problem 	

Vacant space	NOTES
<ul style="list-style-type: none"> • Burr/Shafer complex renovation needs 	
<ul style="list-style-type: none"> • Goddard/Media renovation needs 	
<ul style="list-style-type: none"> • Future extra classrooms in Shafer, Goddard, Media, Fine Arts, and Library ground floor 	
<ul style="list-style-type: none"> • Large halls <ul style="list-style-type: none"> o Shafer Auditorium o Lecture halls in Science, Goddard o IT labs and classrooms o Harry Hope Theater 	<ul style="list-style-type: none"> • For groups or 500 or more, the gymnasium must be used – it is not suitable or appropriate • Largest lecture hall seats 175. New Science building lecture hall will seat 150.

ACADEMIC

Library	NOTES
<ul style="list-style-type: none"> • Hard collection - size • New IT capability • Add IT wing to it? • Convert PC classrooms? 	

Planned New Facilities	NOTES
<ul style="list-style-type: none"> • Near term <ul style="list-style-type: none"> ◦ Fine Arts Instructional Facility (133,000 square feet) • Others - longer term <ul style="list-style-type: none"> ◦ *Media renovation ◦ *Goddard renovation ◦ *Shafer Hall renovation ◦ *Winthrop Hall ◦ Technology Building (?) 	

Moves / Backfill / Re-Use	NOTES
<ul style="list-style-type: none"> ◦ What is the long-term future for small halls? ◦ Winthrop Hall (office section) ◦ Burr Hall (offices on ground floor) ◦ Honors House (High Street) ◦ Institute of Sustainable Energy (High Street) ◦ Eastern Hall (approximately 25 offices and 2 classrooms) ◦ 192 High Street (Counseling) ◦ Beckert Hall ◦ Student Health Center ◦ 333 Prospect Street Home 	
<ul style="list-style-type: none"> • Create appropriate classroom space in Sports Center 	
<ul style="list-style-type: none"> • What is the long-term future for big facilities? • Shafer Hall (76,000 square feet), classrooms, offices, studios, Harry Hope Theater, and Auditorium after Fine Arts is built on north side of campus <ul style="list-style-type: none"> ◦ Goddard Hall (46,000 square feet) after classrooms, labs, and offices close and faculty move to new Science Building ◦ Media Building (34,000 square feet) after some spaces are vacated for relocation to Science Building ◦ Science Building fifth floor shelled space (approximately 9,000 square feet) ◦ Offices (number?) vacated in Webb when Math and Computer Science faculty move to Science ◦ North Heat Plant – location and size (double capacity) 	
<ul style="list-style-type: none"> • What destinations for: <ul style="list-style-type: none"> ◦ 5 full-time faculty and 80 adjuncts at Nasin House ◦ BANNER (IT) staff in Hurley ground floor ◦ HPE faculty and Athletics staff from Sports Center when University Center Phase II occurs ◦ Environmental Health and Safety staff, coaches, and faculty in Eastern Hall offices ◦ Communication faculty 	
<ul style="list-style-type: none"> • Adequacy or appropriateness of current space? <ul style="list-style-type: none"> ◦ Continuing Education offices in Shafer ◦ Student health and related wellness/alcohol programs in Student Health Center ◦ ITS facilities in Media and CIT in Library ◦ Counseling Services in 192 High Street ◦ Property and equipment yard(s) and storage areas for Facilities ◦ HPE faculty and support ◦ Communication ◦ Business Administration faculty not centrally located 	

HOUSING

Residence Halls	NOTES
<ul style="list-style-type: none"> • Quadrangles are important to students (Quads) • Increase percentage of full-time residents • Take down Low Rise housing units 	<ul style="list-style-type: none"> • (330 beds): renovate or replace in part or in whole • Burnap (85 beds) • Crandall (85 beds) • Burr (70 beds) • Winthrop (70 beds)
<ul style="list-style-type: none"> • Make "houses" within residence halls 	
<ul style="list-style-type: none"> • Create addition casual / "hang out" space within residence halls 	<ul style="list-style-type: none"> • This is particularly true of older buildings
<ul style="list-style-type: none"> • Assure accessibility to all residence halls • Provide parking proximate to the majority of residence halls 	
<ul style="list-style-type: none"> • What to do with small houses on perimeter? <ul style="list-style-type: none"> ◦ 333 Prospect Street ◦ 306 High Street ◦ 372 High Street 	<ul style="list-style-type: none"> • Is housing an option?

HOUSING

<ul style="list-style-type: none"> Sites for new housing? <ul style="list-style-type: none"> Winthrop Burnap Crandall Shafer Kramer (owned by Town of Windham) Sports areas on main campus or at Sports Complex 	
<ul style="list-style-type: none"> The type of new housing required / desired must be determined 	<ul style="list-style-type: none"> Campus currently has a high percentage of apartment / suite style units, with kitchens
<ul style="list-style-type: none"> Housing finance – next phase in CHEFA-funded renovations and/or new residence units 	

Outdoor Facilities	NOTES
<ul style="list-style-type: none"> What potential locations for new open space? <ul style="list-style-type: none"> "Quiet Study Corners" Landscaped pedestrian walkways Landscaped landmarks Lawn areas designed for outdoor events (electricity for audio, lighting, etc.) Concert shell(s) Demolition of existing residence halls? Green spaces between new buildings 	<ul style="list-style-type: none"> These need to be developed in conjunction with the housing master plan
<ul style="list-style-type: none"> What potential locations for outdoor recreation at main campus and Sports Complex? <ul style="list-style-type: none"> Courts for pick-up sports (non-organized) Intramural fields Casual recreation (whiffle ball, Frisbee golf, etc.) Work-out stations 	

Building and Technology Design Standards	NOTES
<ul style="list-style-type: none"> Sustainability and LEED standards Recycling Geothermal in selected site(s) Fuel cell technology Wi-Fi Active and passive solar (panel) power 	

ATHLETICS/ RECREATION

Athletic / Recreational Issues	NOTES
<ul style="list-style-type: none"> What is being done to look to the future of the surrounding area? 	<ul style="list-style-type: none"> This includes connections to Main Street, acquisitions of adjacent properties and development in the surrounding neighborhoods
<ul style="list-style-type: none"> Sports Center needs an addition and/or renovation 	
<ul style="list-style-type: none"> Space is needed for intramurals, as well as both indoor space and outdoor fields for recreation sports 	
<ul style="list-style-type: none"> Green space created from new and future acquisitions 	
<ul style="list-style-type: none"> Mansfield Campus – what goes there other than Women's Softball 	

Planned New Facilities (Near Term)	NOTES
<ul style="list-style-type: none"> Softball field relocation Track Phase II – artificial turf field, added lighting Sports Center addition/renovation (142,000 square feet) or new facility 	

Outdoor Facilities	NOTES
<ul style="list-style-type: none"> What potential locations for new open space? <ul style="list-style-type: none"> "Quiet Study Corners" Landscaped pedestrian walkways Landscaped landmarks Lawn areas designed for outdoor events (electricity for audio, lighting, etc.) Concert shell(s) Demolition of existing residence halls? Green spaces between new buildings 	
<ul style="list-style-type: none"> What potential locations for outdoor recreation at main campus and Sports Complex? <ul style="list-style-type: none"> Courts for pick-up sports (non-organized) Intramural fields Casual recreation (whiffle ball, Frisbee golf, etc.) Work-out stations 	

DEVELOPMENT PROGRAM

The compiled Development Program table below lists the projects by priority from present to prior years as defined in discussion with the Master Plan Committee. The list is created to group projects together that are integral to each other and directly impact each other.

The projects ultimately will be prioritized by funding type and by funding availability. Each project is either a capacity, special purpose, or infrastructure project. The projects range from new and renovated Academic, Campus Support, and Student Life spaces to Health, Safety, and/or ADA Code Compliance projects. This list of projects includes minor capital projects, but not projects currently in design or construction.

Analysis of the existing campus outlines zones or precincts of similar functions. Most academic functions are located in the Central Campus. Residential buildings are located in three zones, north, central and south. Indoor varsity athletics is centered around the Sports Center. Student Services are centered in Wood Hall within the academic core. This zoning of functions strengthens and supports the anticipated growth of required support facilities to combine resident life functions within their appropriate campus precinct.

Capital Projects Summary

ECSU Capital Development Program					
2007-2017 Space Needs Analysis	Projects in Current Capital Plan	Projects Completed	Capital Projects List Summary	ASF	GSF
		1998-1999	Residential Housing- 448 Beds (Mead and Niejadlik)		208,327
		2007	Facilities Management Expand Student Center		
1	1	• 1998	Fine Arts Instructional Center (+ 1500 Seat Theater) and New Open Space Quad	88,614	135,580
7	2	• 2008	Renovate Library Administration New Library	78,298	
2	3		New Science Building New Academic Technology/ Classroom Building	50,030	63,876
5	5	In Progress	Replace Low-Rise Apartments Renovate Burr Hall (partial) Three Parking Garages (one completed) New Gateway (in design)		
		1999	New Admissions Building		5,432
		2005	Early Childhood Center		39,407
	4		Field House at Mansfield Campus (now called new sports center expansion)		
	•		Campus Police Station	4,977	
	5	In Progress	Softball Field Relocation (out to bid)		
	•		400 Meter Track(Phase 11)		
4	•		Sports Center Renovation/ Addition		
6	•		Temporary Athletic Building		
	•		New Warehouse		
	•		Goddard Renovation	20,585	46,020
	•		Media Renovation	23,065	34,290
	•		Heat Plant Upgrade		
3	•		Shafer Renovation	43,598	68,282
2			Data Center		
			Residential Housing- potentially 4new buildings	118,500	

PROPOSED CONSOLIDATION / EXPANSION

Academic

- The results of the Space Need Analysis from the May 2008 Program for the Master Plan Report indicated a need for general classroom space and collaborative learning space both now and in the future. The strength of the Visual Arts and Performing Arts programs coupled with the inadequate space of Shafer Hall identified a need for a new Fine Arts Instructional Center. This is further reinforced by the need for specialized teaching and support space, faculty offices, and performance and gallery spaces.
- Consolidation of Physical Science programs and faculty into the new Science Building is indicated by the Program for the Master Plan Report and is further emphasized by the current faculty and administration.
- A space deficit for Behavioral Sciences, Psychology, Humanities and miscellaneous classroom space is a result of the planned demolition of Eastern Hall. An approved program split within Humanities with the History Department splitting from the Political Science, Philosophy, and Geography Department, has also added to the space deficit.
- The Program for the Master Plan Report also indicates a space deficit for Education & Professional Studies resulting from office space needed by a growing faculty with a need for specialized studios, labs, and support spaces.

Administration

- The Sports Center includes gymnasiums, a pool, and related support spaces for Athletics. The Program for the Master Plan Report indicates a current and future space deficit, justifying the need for a field house.
- The Akus Gallery has a current space deficit that will be accommodated by relocation to the new Fine Arts Instructional Center.
- Finance & Administration has a current and future space need deficit, Facilities space need results in expansion of office space and a new Warehouse facility, and the expansion of Dining Services.
- Current and future space deficit for Student Affairs can be attributed to a lack of facilities starting with a new Student Wellness Center to house Health Services and Counseling/Psychological Services. In addition, new residence halls are required to accommodate new beds needed as well as relocation of existing beds in residence halls planned for demolition.
- The space guideline suggests current and future need for new or additional space for Conference and Event facilities.

Infrastructure

- University documentation suggests that additional parking is required for events on campus, and to address relocation of surface parking from the campus core to the campus perimeter. Structured parking is required to provide spaces close to the academic core of the campus within the available area. A future traffic study is required to further verify and coordinate the parking needs outlined in this report.
- Identified in the previously completed "Heat Plant Capacity Study," the North Heating Plant is scheduled for an expansion to accommodate campus needs.

Future Buildings – Approved Funding Identified in CSUS 2020 Legislation

- Public Safety Building: Construction to commence in 2008;
- 850-Car Garage: Construction planned for Spring 2009;
- Fine Arts Instructional Center: Design approved for 2009, final location recommendation to be included in this Campus Master Plan update;
- Facilities Warehouse: Design and Construction approved for 2010;
- Sports Center Addition and Renovation: Design approved for 2016.

FINE ARTS INSTRUCTIONAL CENTER PROGRAM

Currently, the departments of Visual Arts and Performing Arts are located in Shafer Hall on the south campus with a small amount of space in Beckert Hall. The departments currently have 30,011 existing ASF, with a deficit of 45,683 ASF according to guidelines established in the Program for the Master Plan Report. The Akus Gallery, currently has 3,417 existing ASF located in Shafer Hall, with a deficit of 2,163 ASF. Shafer Hall does not provide an adequate amount or quality of space required for the programs in these departments. Renovation and expansion are not feasible for this type of space.

A new Fine Arts Instructional Center is proposed to house all the space for both departments in the target year space guidelines. The new building will be centrally located along High Street and will enhance Eastern as a public liberal arts university. Location of the Fine Arts Instructional Center near the Student Center provides additional amenities and structured parking.

The Fine Arts Instructional Center program was developed by Hardy Holtzman Pfeiffer Associates. It includes program for General Purpose space, Akus Gallery, Performing Arts space and Visual Arts space totaling 88,593 ASF. General Purpose space includes a lobby, a 900-1,000 seat auditorium, instructional space, administration and building services. Performing Arts space includes a 350-seat theater, black box for 150, theater instructional support, and music instructional support. Visual Arts space includes studios and computer labs.

Opportunities

- Relocation of departments of Visual Arts and Performing Arts to new Fine Arts Instructional Center
- Vacant space in Goddard, Media, Shafer, Webb, and Wood Halls for interim moves and department relocations
- Potential for new construction with the demolition of Low-Rise Apartments and Eastern Hall

Proposed Space Relocation/ Reconfiguration

- Relocation of Department of Physical Sciences into new Science Building, Fall 2008
- Relocation of departments of Visual Arts and Performing Arts and Akus Gallery into new Fine Arts Instructional Center
- Relocation of Learning Center and Academic Advising from Wood Hall to the Library
- Renovation of Goddard and Media Halls for relocation of Health & Physical Education, Communication, and Media Services
- Renovation and expansion of Sports Center for Department of Athletics
- Expansion of Facilities Management Planning & Maintenance Building and new Warehouse
- Renovation and expansion of Hurley Hall for the Department of Dining Services
- New Student Wellness Center to accommodate needs of Departments of Health Services and Counseling/Psychological Services
- New residence halls to accommodate for new beds and demolition of outdated residence halls
- Establish Conference and Event Space
- New parking structures to accommodate future parking demand

Knight House		Low Rise Apartments		North Heating Plant		Media building		Shafer Hall		Sports Center		Webb Hall		Winthrop Hall		Wood		Space Elsewhere on Campus	Comments
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	
2,403		50,030		1,526	4,526	23,065	24,499	43,598	43,598	56,769	102,893	39,618	39,618	14,373		25,560	25,315	425,521	
						3,288	4,198	5,245		1,437		3,817	3,953	4,257		506	3,232	5,858	Available ASF includes General Purpose space that could be converted to other uses
							1,434					10,206	10,206					1,934	Additional space is in Wilson
												1,162	1,162			245			No existing space of this type
												3,817	3,817			506	506	4,830	
						5,982		31,388				13,888	8,276					4,541	
						2,708		1,182				1,430	1,430					875	
						3,172						2,708						843	Single office in Beckett
												832						1,627	At 176 High Street
												3,094							
								18,212				1,322							
						102						1,092						1,196	No changes to Planetarium space
												1,755	3,696						
												1,655	3,150						
								11,994		5,956		6,315	10,721					19,710	
						6,790	18,461					1,437	1,437						
												1,317	4,652						
																		14,172	Located in Wilson
						6,790	18,461					1,212	1,250					171	Additional space is in Wilson
												2,349	3,382					5,040	Additional space is in Wilson
										5,956								327	One office in Wilson
								2,550	2,550										
								2,550	2,550										
						6,599				48,910	102,893	4,230		355		951		5,980	Located in Gelsi-Young
										48,910	102,893							1,667	Additional space in at fields
						6,599						4,230	355		951			2,783	
						3,847						4,230	355					2,584	Assumes CIT remains in library as part of Student Success Center; Data Center 14,000 ASF is included in the new Academic Building
						2,758												199	Additional space is in Wilson
																		951	
																		1,530	Located at 182 High Street
																		11,052	(2,300)
																		1,302	Assumes that the Student Success Center Remains in the Library
																		3,327	Small addition/renovation to Admissions Building
																		3,627	
																		2,820	Assumes that the Student Success Center Remains in the Library
																		(5,627)	
																		(5,627)	Short 5,844 ASF for target year
																		3,303	3,650
								3,417											
								3,417											
		516		1,526	4,526	406	406	998	998	466						4,323	5,519	25,339	
																1,149	1,245		
																1,776	2,876		
		516		1,526	4,526	406	406	872	872	466						328	328	7,413	Space is spread throughout campus
								126	126							1,070	1,070		
																		16,796	Other area is in the Student Center
																		1,130	Satellite spaces in dorms
																		666	828
																			New Department includes Alumni Affairs
																		666	828
																		666	828
		49,514						40,050						9,548		7,817	8,459	364,045	
																317	317		
																1,065	1,065		
																80	211		
		49,514						40,050						9,548		959	959	310,614	
																353	353	53,431	Other locations are in Student Center and Hurley Hall
																		44,266	
																		6,269	
																		1,542	
																			1,354
																5,043	5,554		
																3,114	3,114		
																1,408	1,919		
																527	527		
2,403												5,300		213					414
2,403												5,300							
																			414
																			Cell Tower

Visual Arts and Performing Arts will both move into a new Fine Arts Instructional Center which includes a new Akus Gallery, performance space, studio space, classroom space, and exhibit space for the students.

School of Education & Professional Studies

Business Administration, Communications, and Economics departments all have some space in existing Eastern Hall. Business Administration and Economics will move to Webb Hall, with Business Administration gaining space to meet growth demand. The Education Department will leave the Library and consolidate any space not in Child and Family Development Resource Center into Webb as well.

The Chase Free Enterprise Institute will add to its current space in Beckert to meet growth demand.

The Center for Educational Excellence is leaving the Library to make room for Library department expansion and moving into Goddard Hall. Once other departments have left the Media Building, the Communication Department will take over all of the space not dedicated to General Classroom use.

The Department of Health and Physical Education will relocate from the Sports Center to Goddard Hall, gaining much needed space in the process while staying close to needed program resources.

Administrative

President

The Office of the President, and the Equity & Diversity program will both expand in their current space in Gelsi-Young. Athletics will expand in the Sports Center as part of its renovation, and also gain new space in the Athletic Training Facility. Information Technology will leave the Media Building, Webb Hall, Winthrop Hall and Wood to consolidate in a new academic building. This building will also have a 14,000 ASF Data Center not included in the Program for the Master Plan report.

Academic Affairs

The Office of the Vice President of Academic Affairs will expand in Gelsi-Young, and the Office of the Registrar will expand its current space in Wood.

Academic Advising and the Learning Center are moving out of Wood and becoming part of the Library. The Library will expand into any space vacated by other departments, but under this projected program will have over a 5,000 ASF shortfall in the target year. SMMA recommends further study to determine actual department space needs based on difficult ways that information is gathered to support new programs.

Executive Vice President

Akus Gallery will move out of Shafer Hall into an expanded space in the new Fine Arts Instructional Center. The Executive Vice President's Office will expand a small amount in Gelsi-Young.

Finance & Administration

The Office of the Vice President of Finance & Administration will expand in existing Gelsi-Young space. Auxiliary Services and Bursar expand in Wood. Food Services will expand with the Conference Center addition to Hurley Hall.

Shipping & Receiving will expand slightly in the Facilities Management & Planning building. The Facilities department will expand in the North Heating Plant, add office space in the Facilities Management & Planning building, and gain a new Warehouse. As a result, of both increases, the Facilities Management & Planning building will require an addition approximately 5,500 ASF in size. Facilities will expand at the Facilities Management & Planning Building to accommodate program needs for the shops.

264 High Street and Eastern Hall are both demolished. Public Safety moves into a new, larger building. They will continue to maintain satellite spaces in Student Housing areas.

Institutional Advancement

A new Conference Center will be added adjacent to Hurley Hall. The Copy Center will grow inside of Wood Hall, and University Relations grows at Gelsi-Young.

Student Affairs

All spaces occupied by Student Affairs in 192 High Street, Burnap Hall, Crandall Hall, the Health Services Building, the Low Rise Apartments, and Winthrop Hall will be vacated. Health, Counseling/Psych, and Substance Abuse Prevention Services will all relocate to a new Student Wellness Center.

Career Services will gain additional office space in Wood Hall. In addition to new residence halls, Shafer Hall will be renovated into student housing.

Outside Organizations

The Connecticut Library Consortium will move from the Library to Webb Hall. Knight House and Winthrop Hall will be demolished. The Interfaith Ministry and SUOAF will need space in another location adjacent to the main campus.

EXISTING SPACE USE

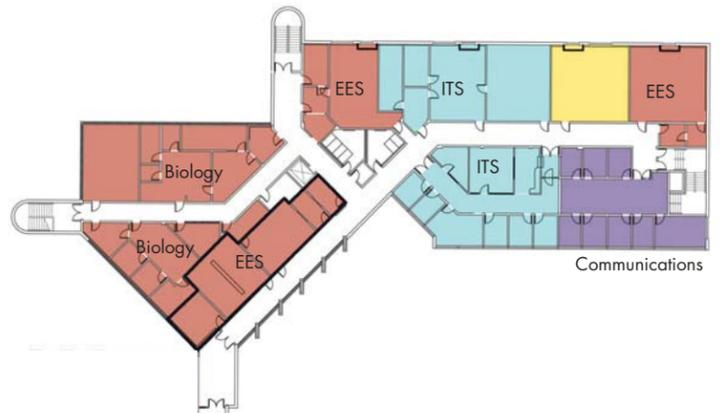
The Existing Space Use Floor plans represent how the schools or units and departments within Education and Professional Studies, Physical Science, General Purpose, Finance and Administration, Student Affairs, and Academic Affairs are spread across the Sports Center, Media Hall, Goddard Hall and Wood Hall.

Sports Center

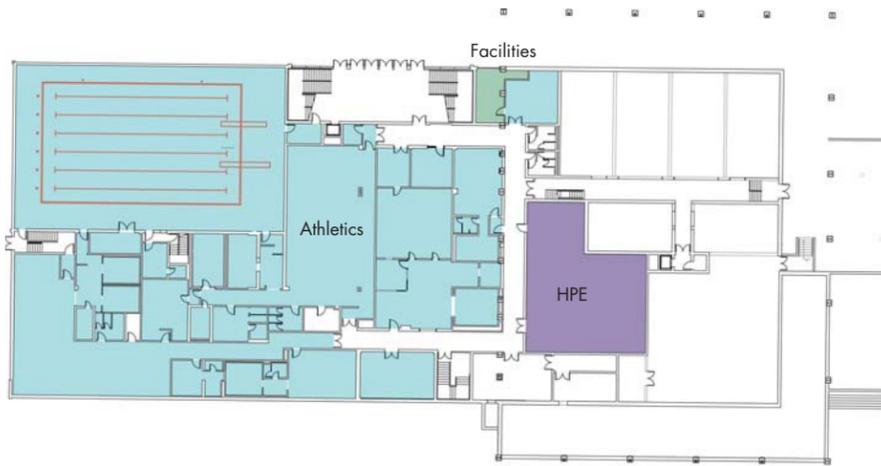


Upper Level

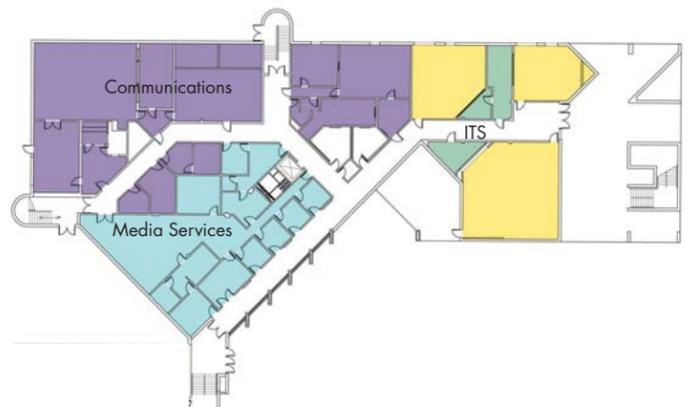
Media Hall



Upper Level



First Level



First Level



Lower Level



Lower Level

LEGEND

Education and Professional Studies HPE	General Purpose
President Athletics	Unassigned
Finance and Administration Facilities	

LEGEND

Arts and Sciences Biology EES	President ITS Media Services
Education and Professional Studies Communications	Finance and Administration Facilities
	General Purpose

CONVERSION SPACE PLANS

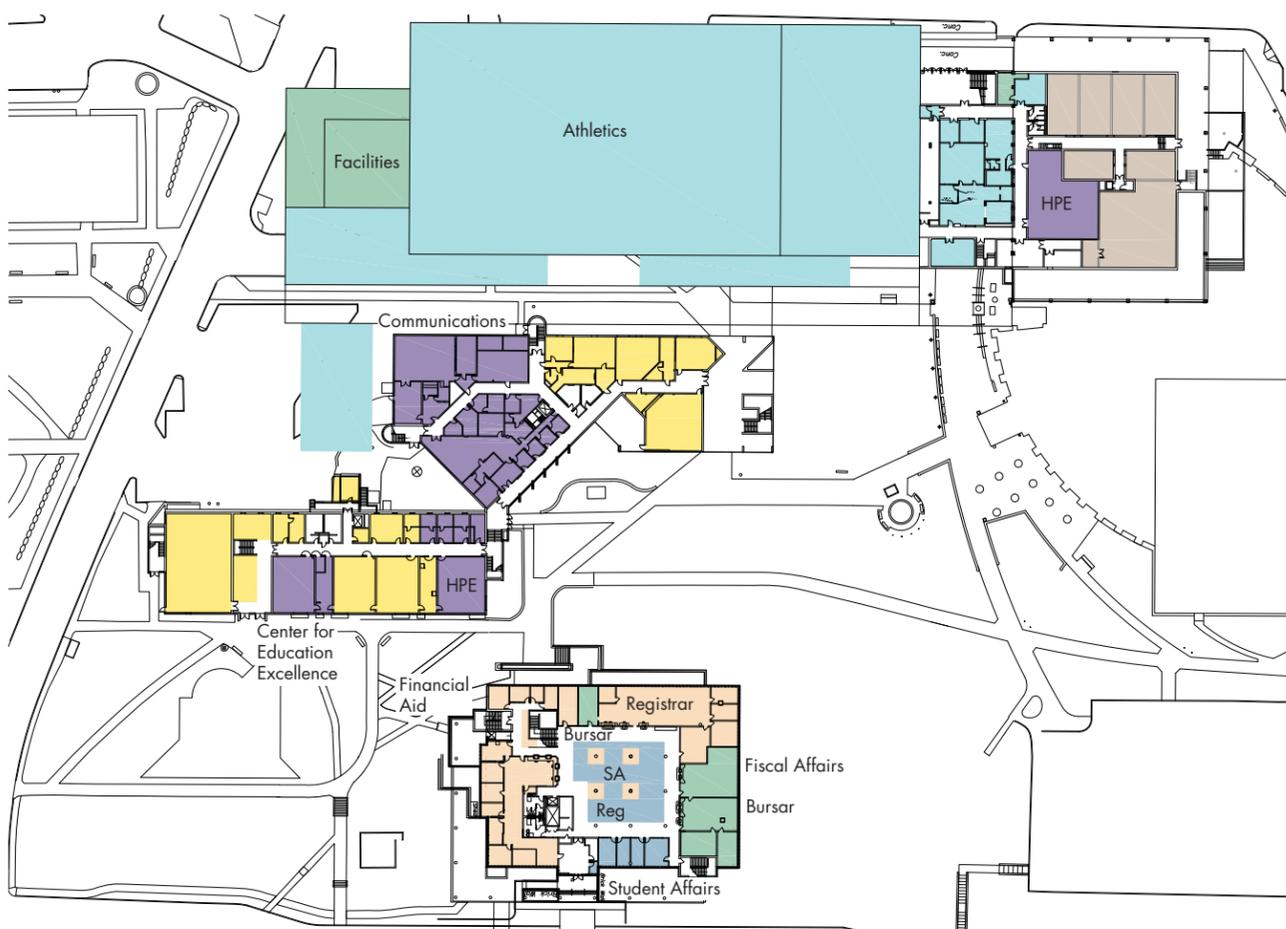
The Conversion Space plans represent proposed space relocations illustrated by color on the floor plans below. Most of the department moves are a result of backfilling vacated space. The exception is the Sports Center renovation and expansion. Media and Goddard Halls may be used as swing space during renovations and construction of other new facilities.

The Sports Center will house the Department of Athletics and its space needs in the target year. The Department of Health & Physical Education will consolidate and relocate to portions of Media and Goddard Halls, adjacent to the Sports Center for access to the facilities. The Department of Media Services will remain in its existing space in Media Hall, with the Department of the Learning Center relocating from Wood Hall to the Library. Media and Goddard Halls will also house general purpose classroom space. Goddard and Wood halls contain vacated space currently listed as unassigned. Moves to unassigned space are to be determined.

Upper Levels



First Levels

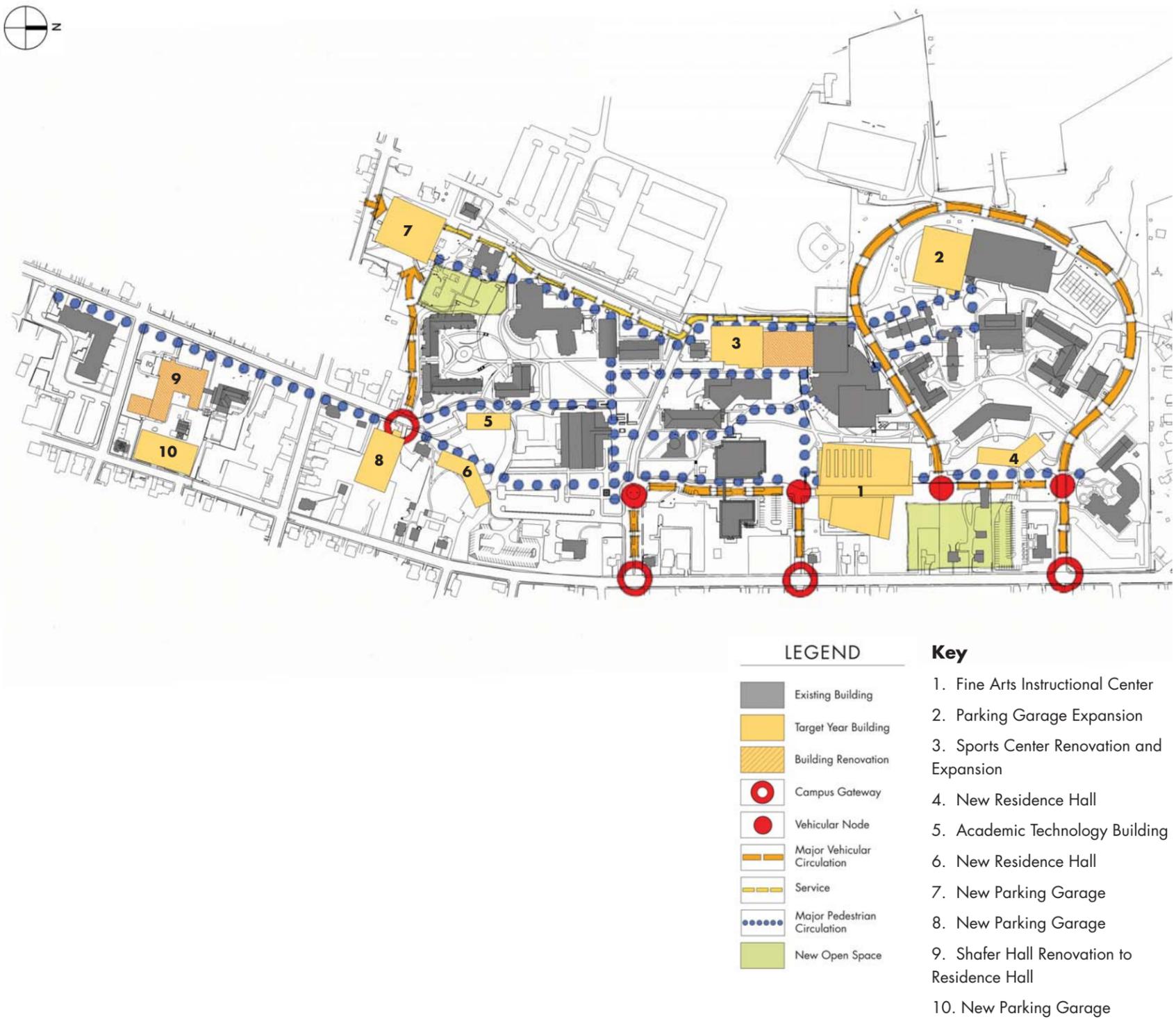


PROGRAM FIT

A 'program fit' study was developed to better understand the architectural implications of the Development Program on the campus and circulations systems. It is a snapshot from which to begin evaluating alternatives.

Based on space needs analyses from the Paulien Report and Eastern's current capital plan, the diagram illustrates a first pass at a campus configuration incorporating proposed program elements into the existing campus layout. Target year space needs to be accommodated include the creation of a 135,580 GSF Fine Arts Instructional Center, a 108,350 GSF addition to the existing Sports Center with renovation of existing space, and three or four new residence halls to accommodate replacement of 573 existing beds and 126 new beds. The additional academic and residential spaces/buildings/facilities will require associated parking. Initially, the new Fine Arts Instructional Center will require a 850-car expansion to the existing parking structure on the north end of campus, proposed for construction in 2008. In addition, as surface parking is displaced by the creation of new buildings, quadrangles, and roadway realignments, it will have to be relocated to new parking structures located at central areas and the south end of campus. Other programs defined by the Paulien Report and current capital plan include a new facilities warehouse, Heat Plant upgrade, upgrades to Infill/Conversion space, a Student Wellness Center, expansion and renovation of recreation and athletic facilities, relocation of the softball field to the Mansfield Campus, and additional support buildings at the Mansfield Campus for storage and locker rooms.

Program Fit





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SECTION FIVE - CONCEPT ALTERNATIVE

Campus Master Plan

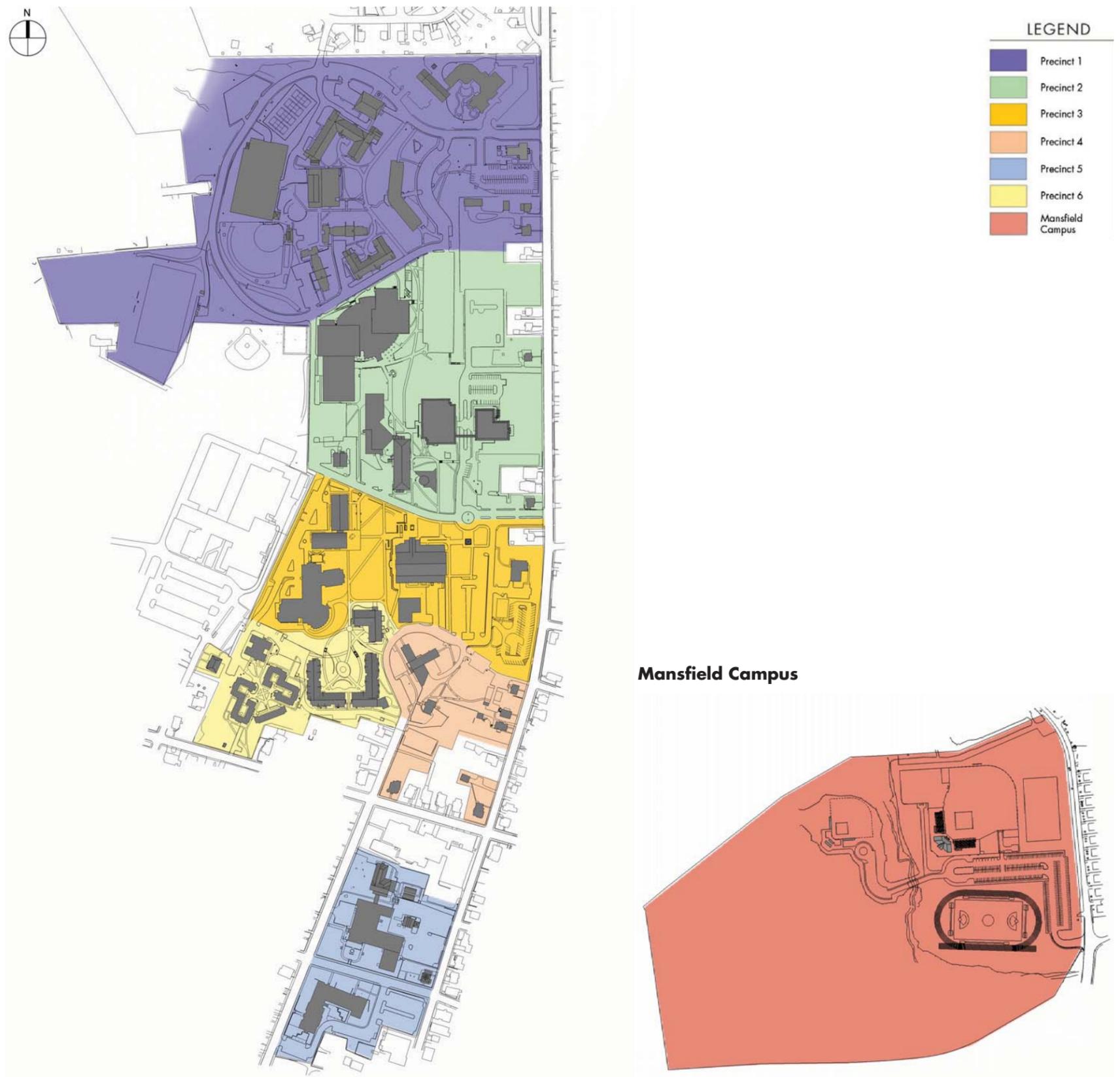
OVERVIEW

Conceptual Design Alternatives have been developed for the Eastern campus primarily based on locations of the Fine Arts Instructional Center and circulation patterns, as well as elements of the existing site conditions analysis, existing building assessment, the Paulien Report, program-fit studies and comments from Eastern faculty and staff. Each alternative or conceptual design seeks to address the needs and aspirations of the entire campus community, while providing a viable, buildable plan for the future growth and development of Eastern.

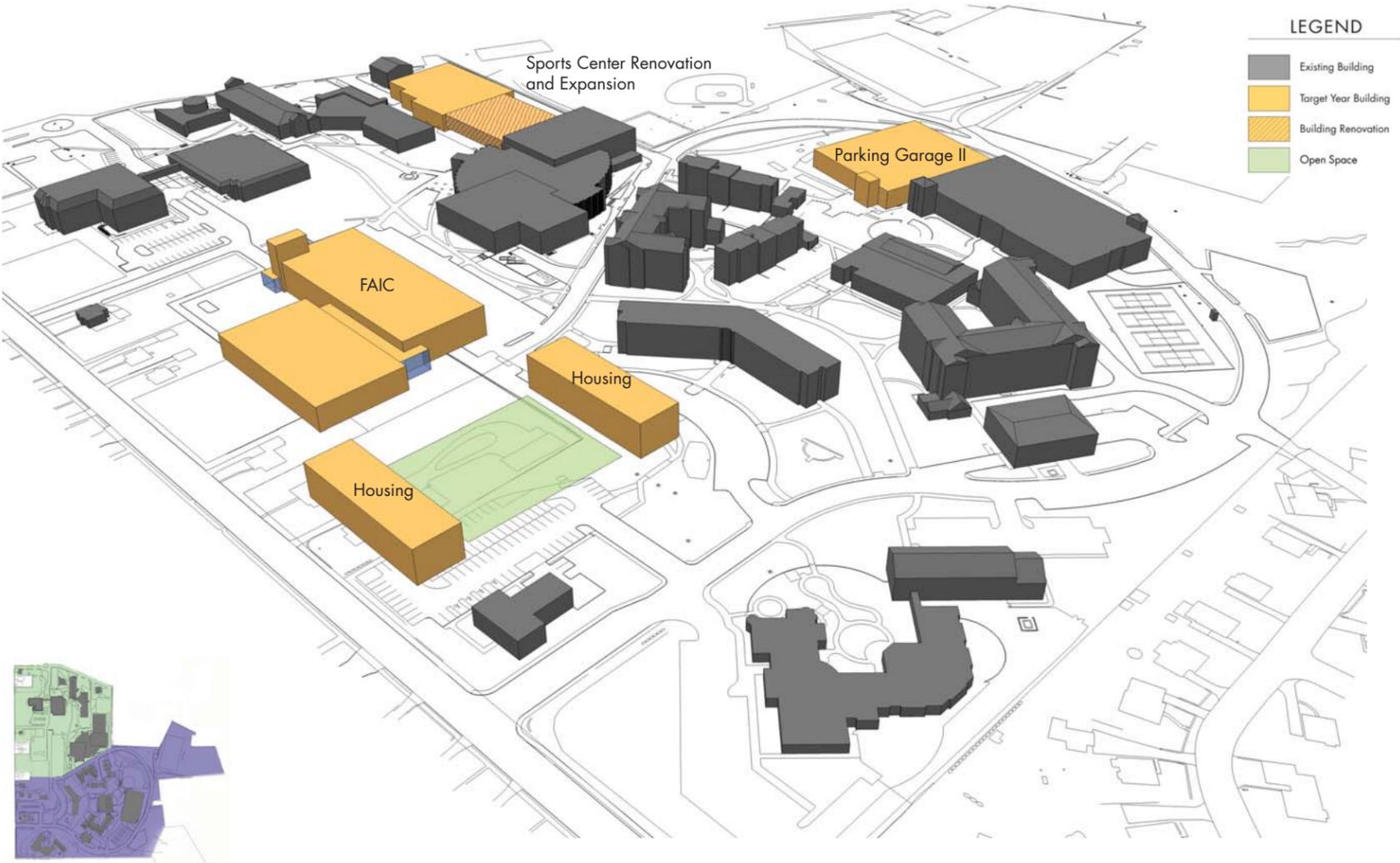
Campus Planning Precincts

The Campus Planning Precinct diagram delineates geographic areas of campus. Other factors considered in the delineation of precincts include land use, building use, and topography. It is important to understand the unique characteristics and features of each precinct, and how they knit together to make the whole campus. The Campus Planning Precincts diagram is one tool used in the development of concept alternatives. Architectural elements of the program including the Fine Arts Instructional Center, Housing, Sports Center Addition, and Parking have been studied in the various campus precincts.

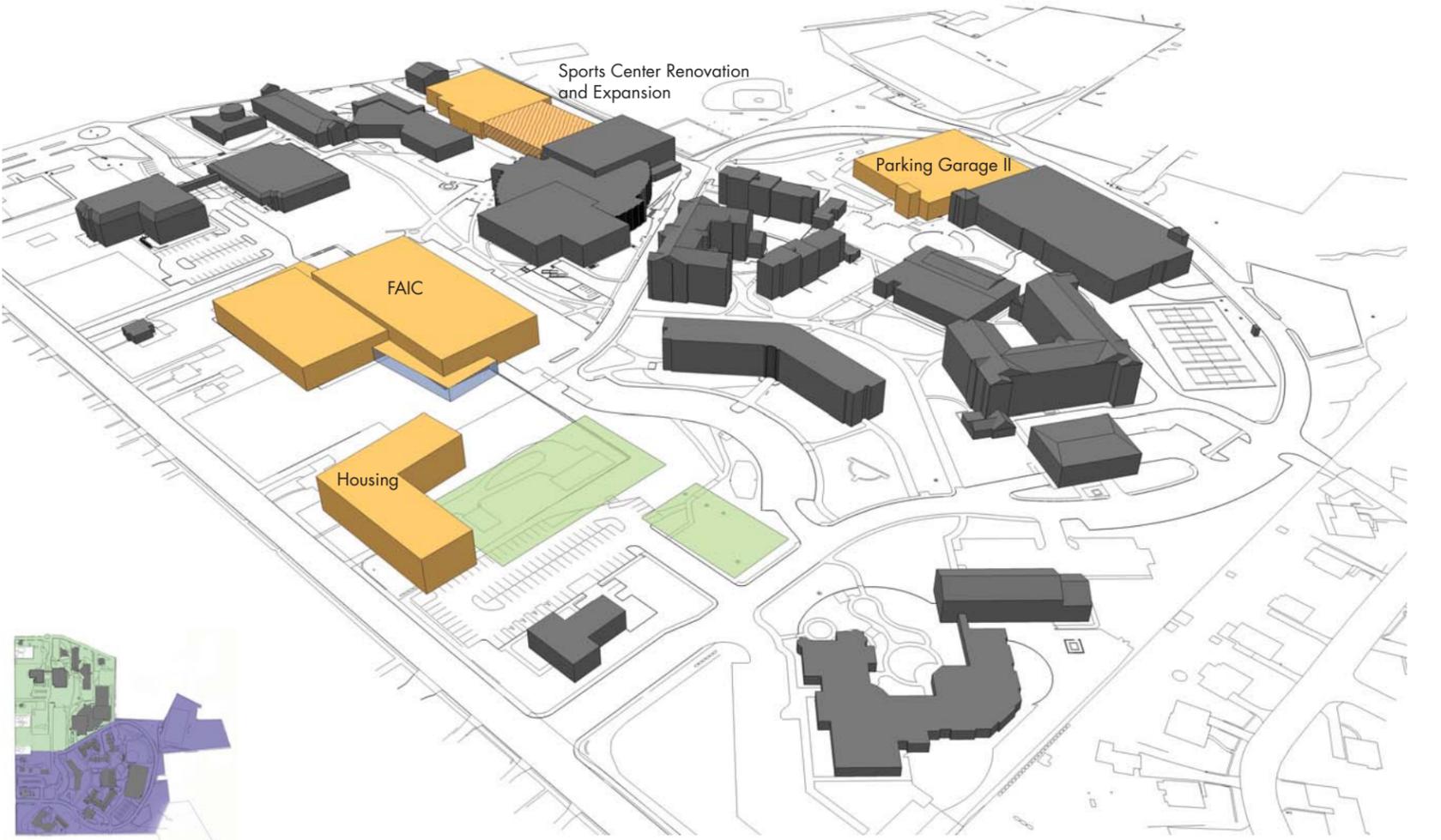
Campus Planning Precincts



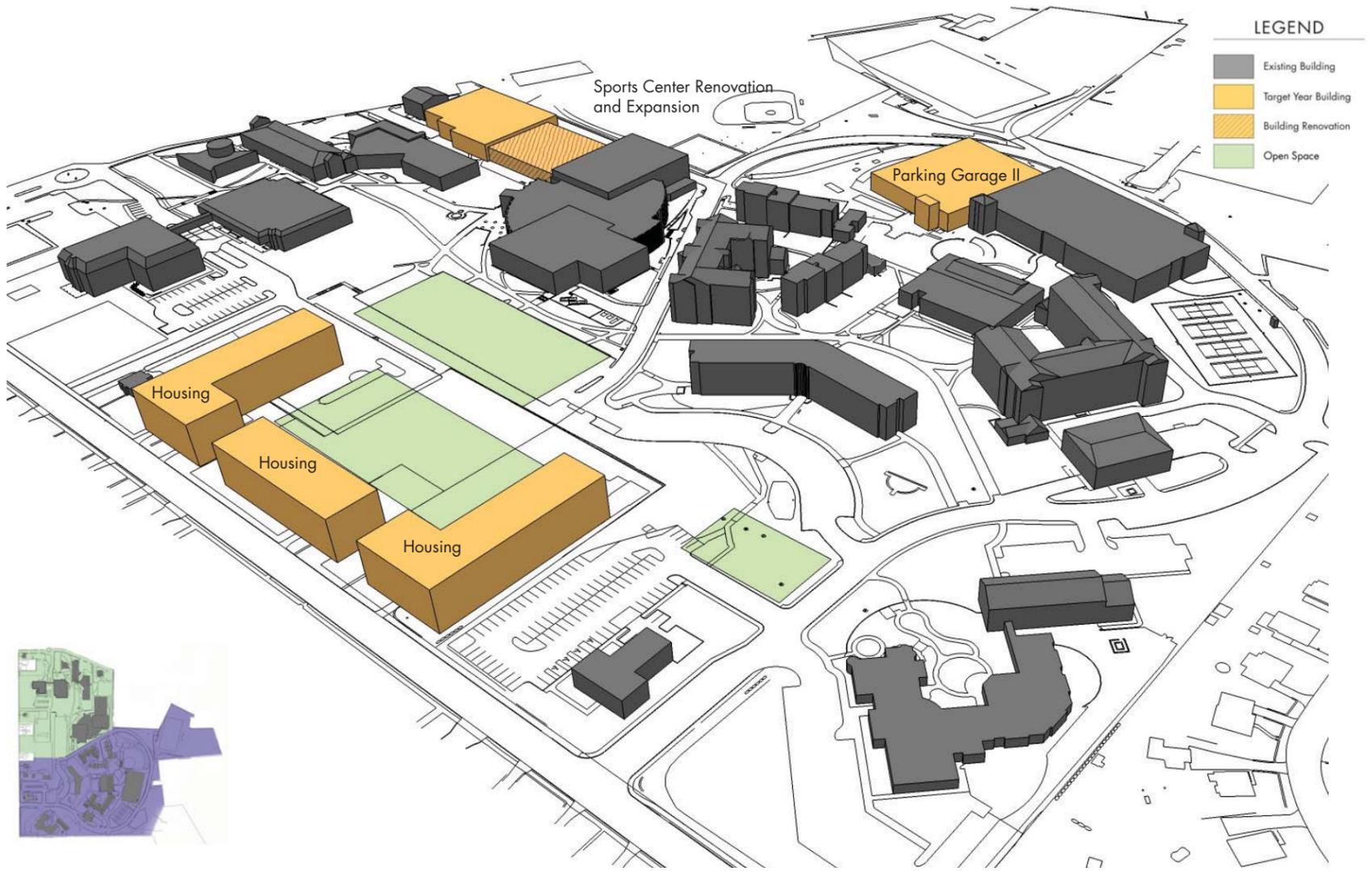
Precincts 1 and 2-Fine Arts Instructional Center Option A



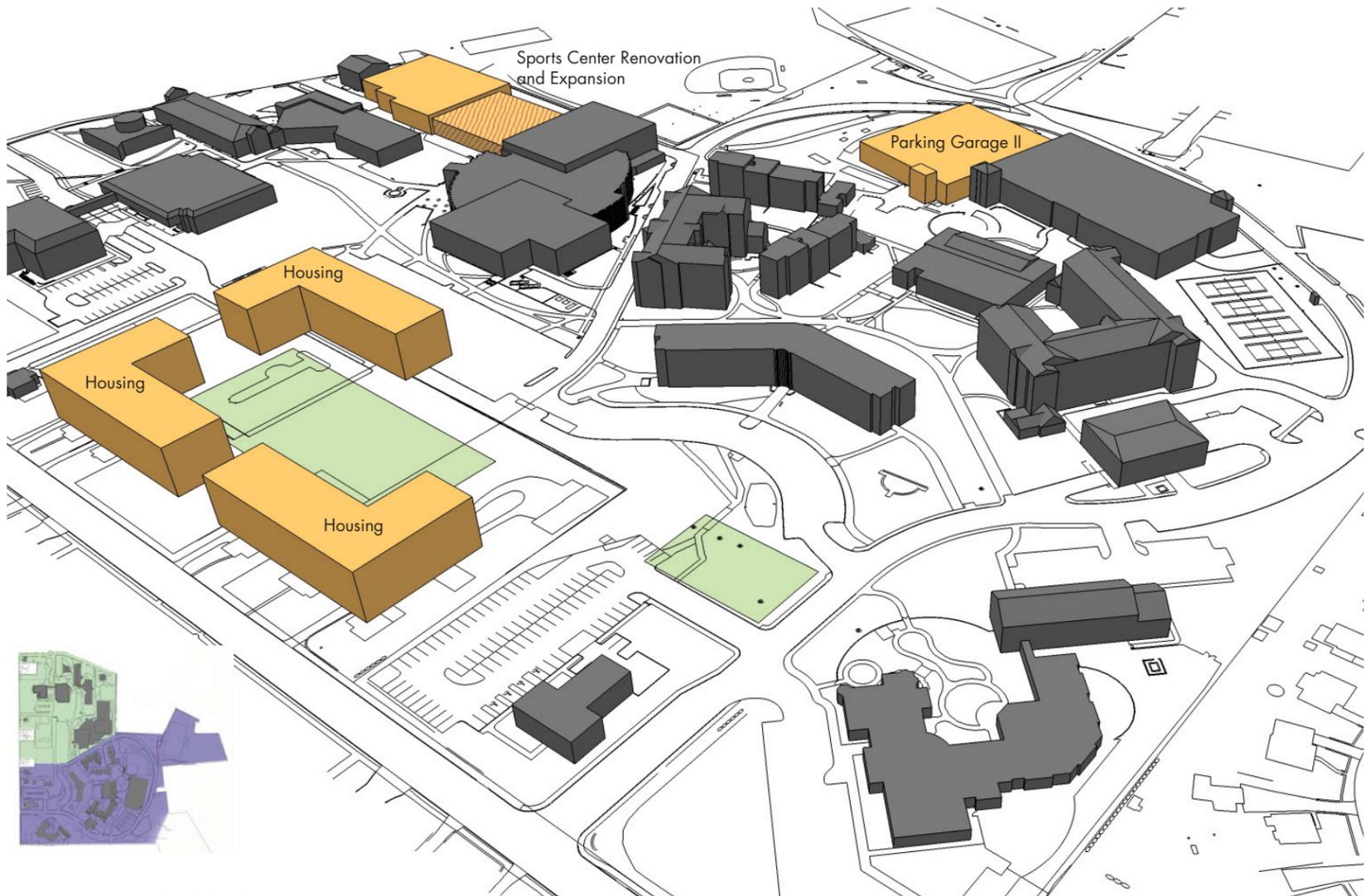
Precincts 1 and 2-Fine Arts Instructional Center Option B



Precincts 1 and 2-Housing Option A



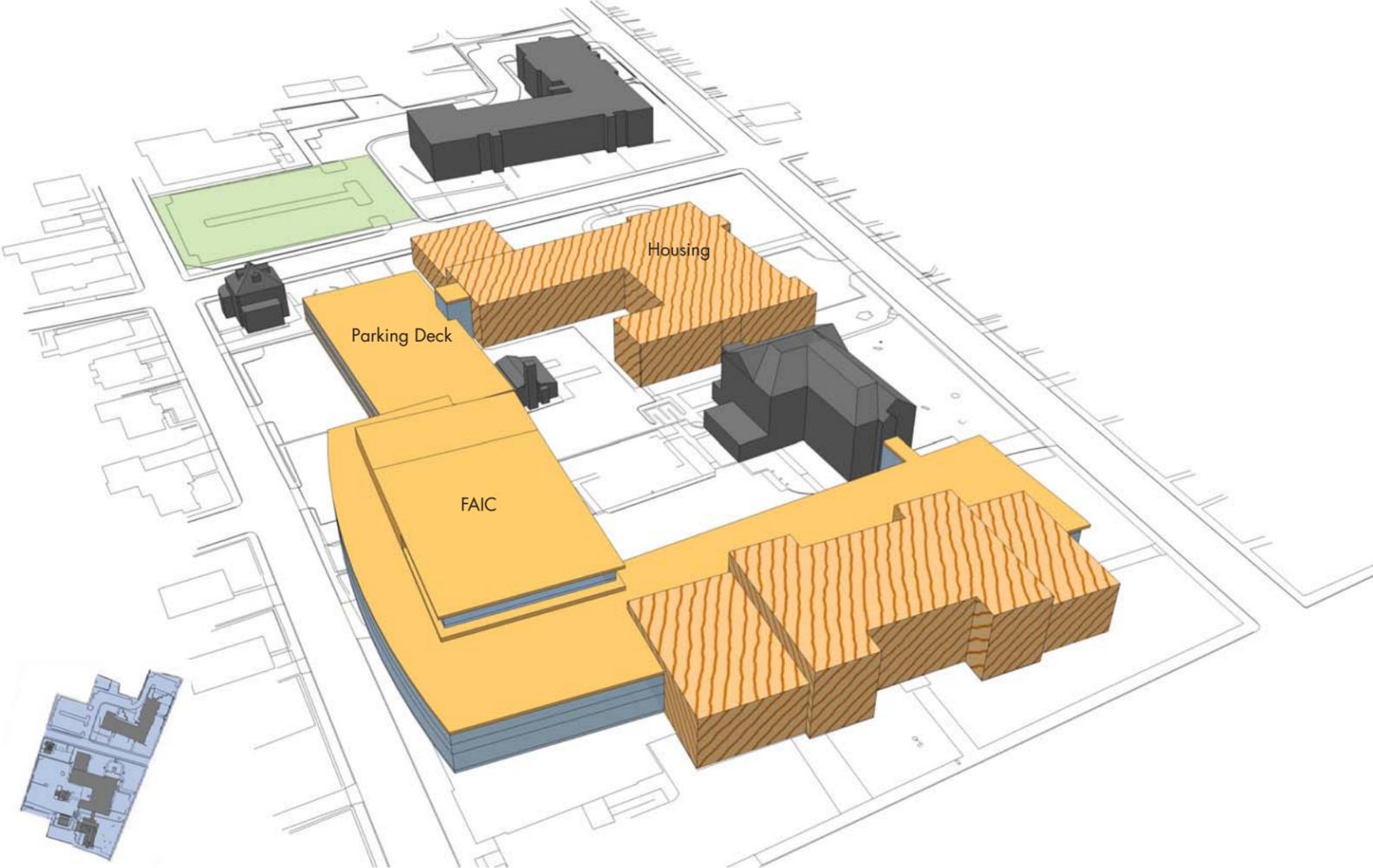
Precincts 1 and 2-Housing Option B



Precincts 3 and 4-Fine Arts Instructional Center Option



Precinct 5-Fine Arts Instructional Center Option



Concept Alternative 1A

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower, creating a system of external loops.
- New Fine Arts Instructional Center along High Street adjacent to student center with drop-off plaza (1).
- New Residence Halls on north campus adjacent to existing residence halls with associated recreation space (2).
- Sports Center renovation and addition (3).
- New Academic Technology Building space with connection to library and new building on Windham Street view corridor (4).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for south campus residents (6).
- Proposed parking structures (P).

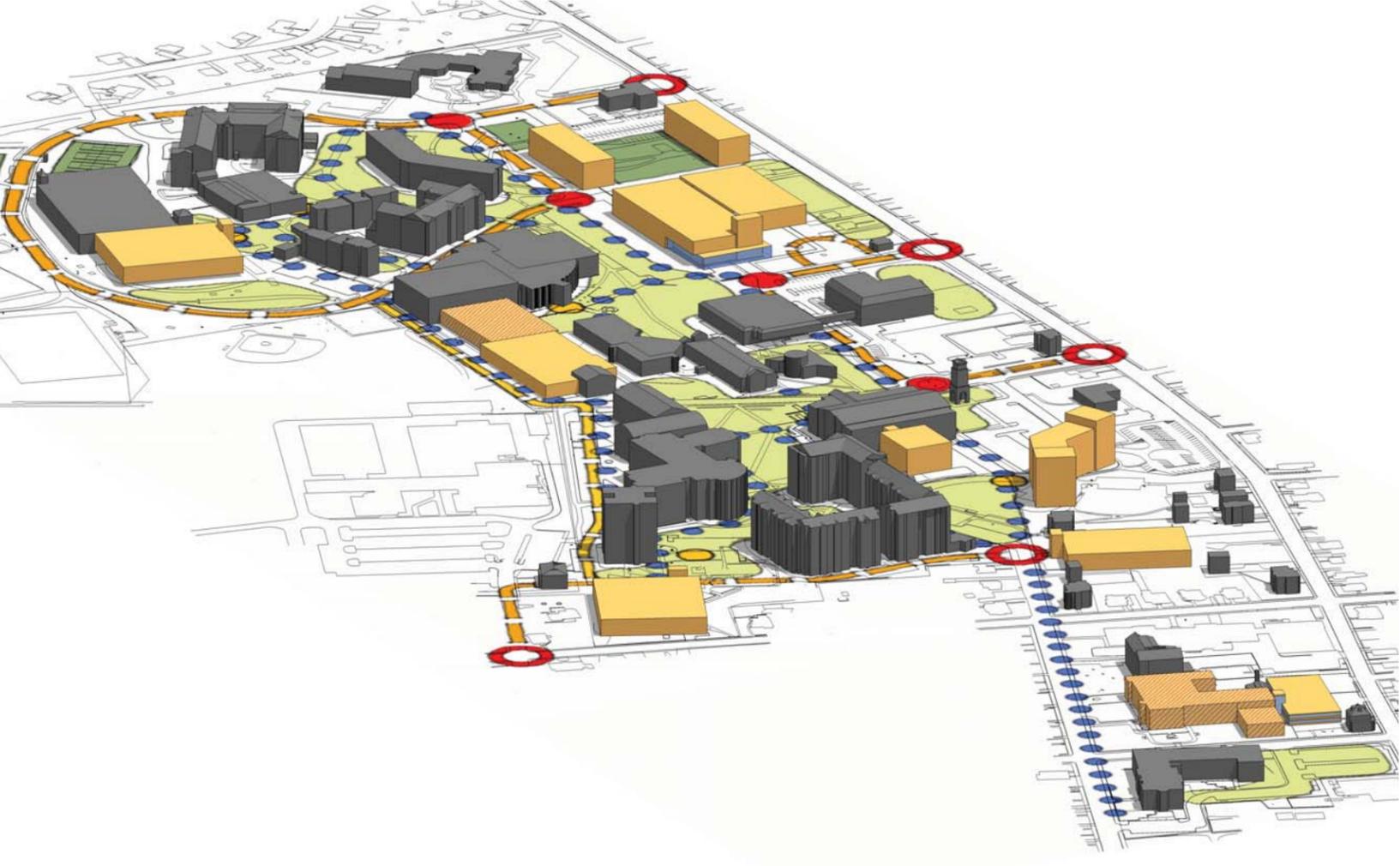
Concept Alternative 1A



Concept Alternative 1A: View 1



Concept Alternative 1A: View 2



Concept Alternative 1B

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower, creating a system of external loops.
- New Fine Arts Instructional Center along High Street adjacent to the student center (1).
- New Residence Halls on north campus adjacent to existing residence halls with associated recreation space (2).
- Sports Center renovation and addition (3).
- New Academic Technology Building space with connection to library and new building on Windham Street view corridor (4).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for south campus residents (6).
- Proposed parking structures (P).

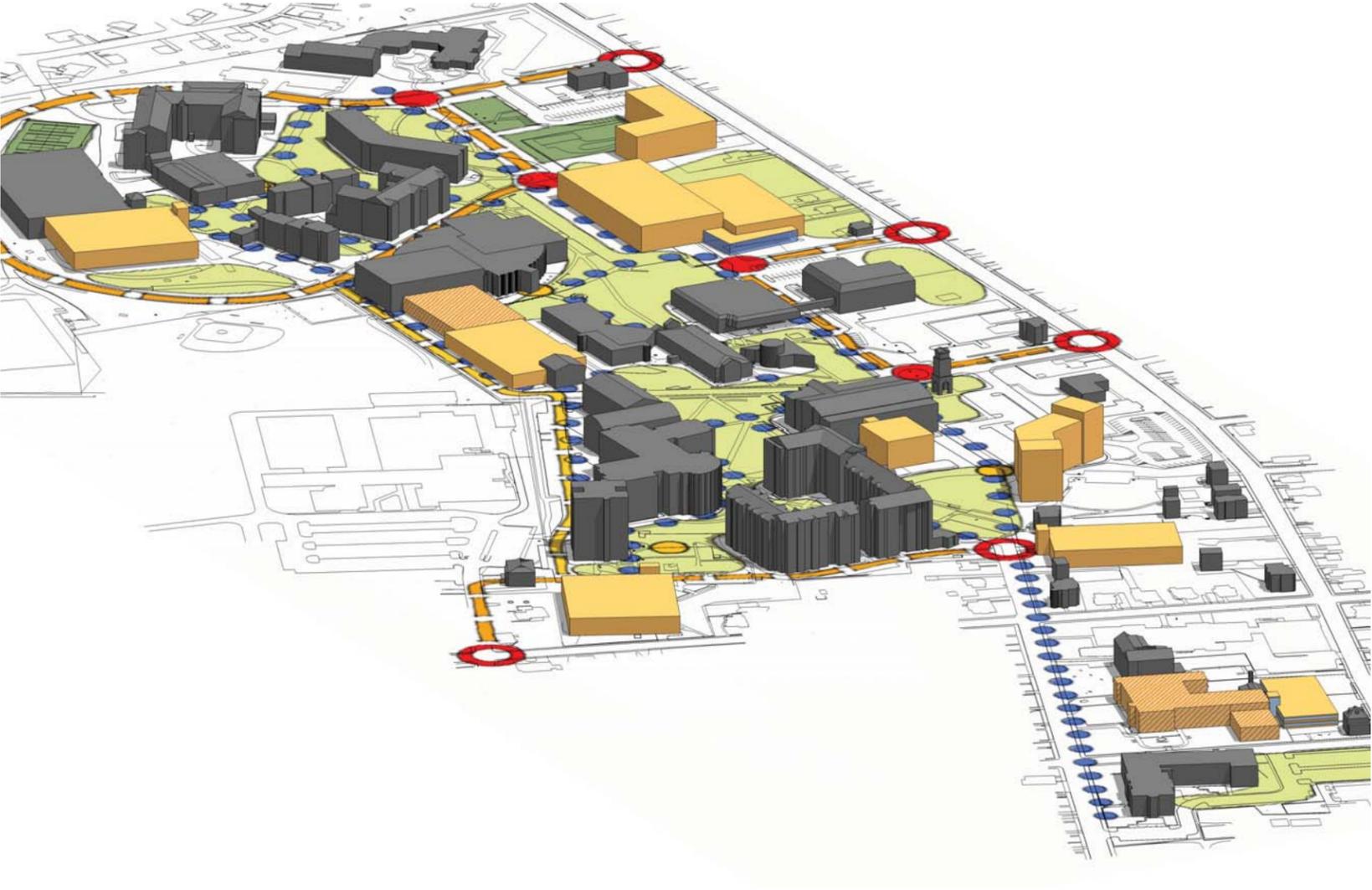
Concept Alternative 1B



Concept Alternative 1B: View 1



Concept Alternative 1B: View 2



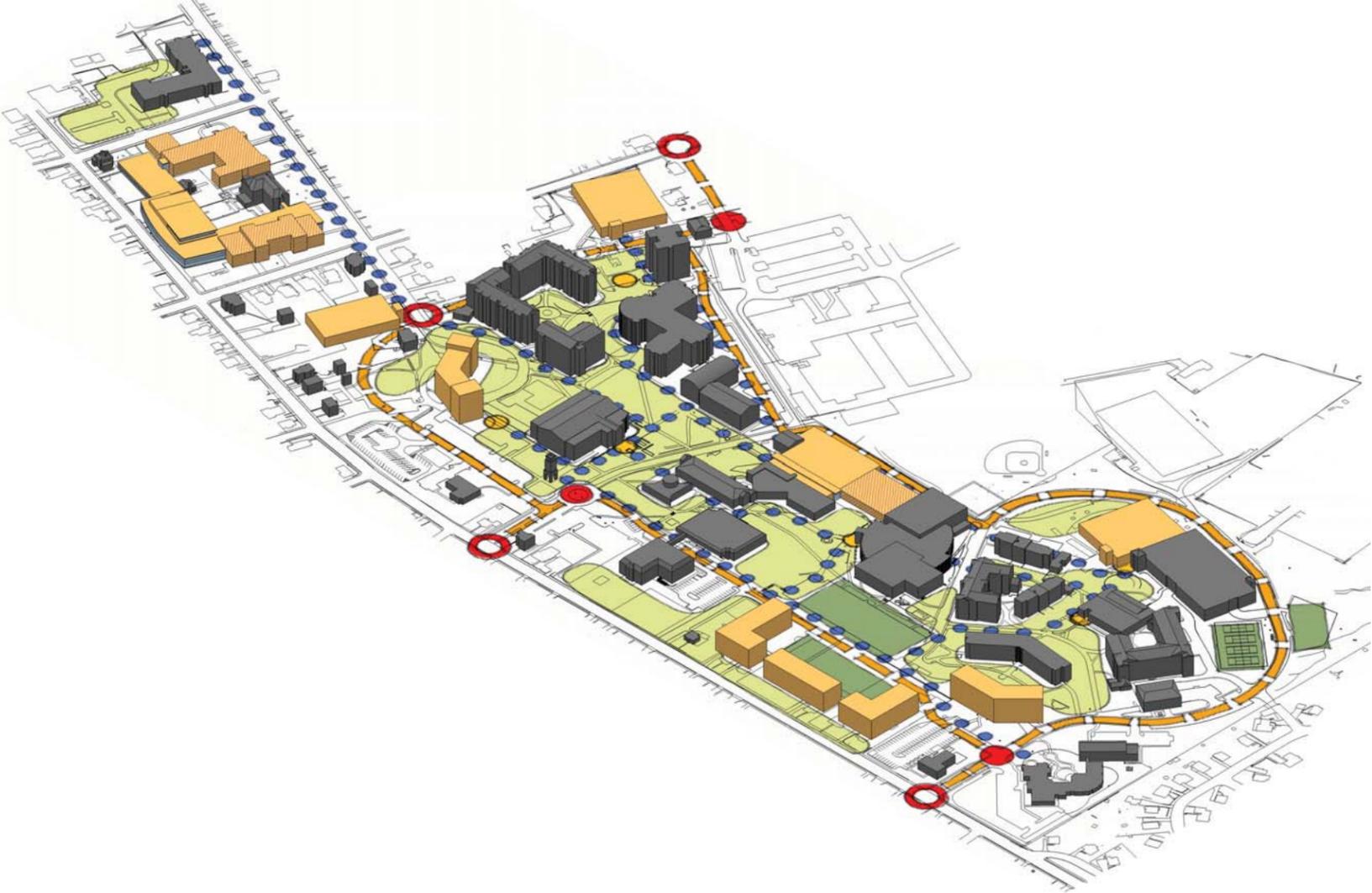
Concept Alternative 2

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower and a section of Charter Oak Road from the Sports Center to Occum Hall, creating a continuous internal loop system around campus.
- New Fine Arts Instructional Center on south campus adjacent to the renovated Kramer Middle School(1).
- New Residence Quad on north campus adjacent to existing residence halls (2).
- Sports Center renovation and addition (3).
- New Academic Technology Building space on Windham Street view corridor (4).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for south campus residents (6).
- New recreation fields associated with new residence quad on north campus (7).
- Proposed parking structures (P).

Concept Alternative 2



Concept Alternative 2: View 1



Concept Alternative 2: View 2



Concept Alternative 3

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower, creating modified loop system around campus maintaining continuous vehicular circulation from one end of campus to the other.
- New Fine Arts Instructional Center on Windham Street view corridor(1).
- New Residence Quad on North Campus adjacent to existing residence halls (2).
- Sports Center renovation and addition (3).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for South Campus residents (6).
- New recreation fields associated with new residence quad on North Campus (7).
- Proposed parking structures (P).

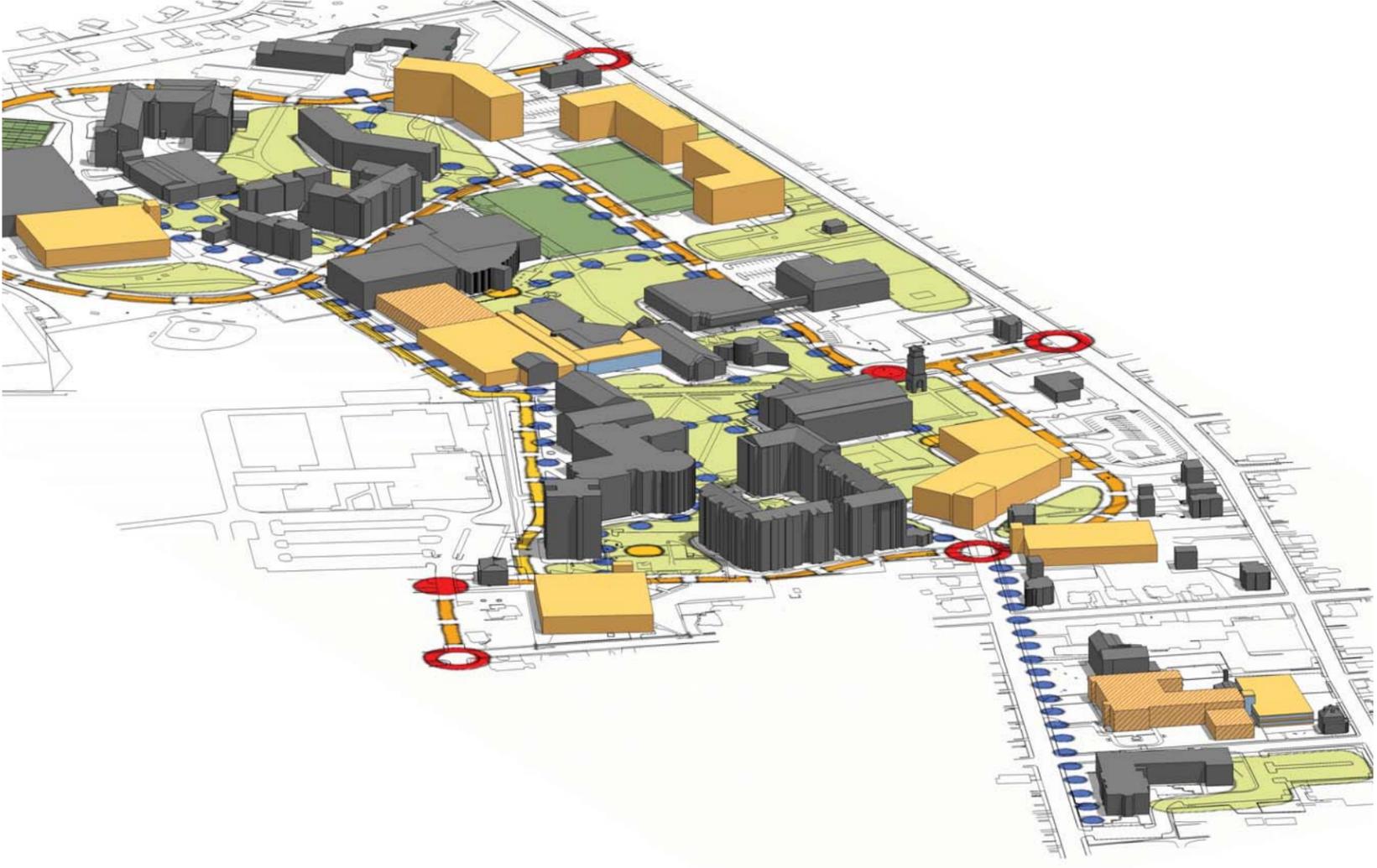
Concept Alternative 3



Concept Alternative 3: View 1



Concept Alternative 3: View 2





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SECTION SIX - PREFERRED ALTERNATIVE

Campus Master Plan

PREFERRED ALTERNATIVE PLAN

The preferred plan is derived from the concept alternatives. After reviewing the concept alternatives, the elements and configurations that best reflect campus needs and goals are compiled in the preferred plan.

Similar to the concept alternatives, the preferred plan proposes major vehicular circulation reorganization. This reorganization allows for creation of formal campus spaces and the development of a pedestrian circulation system. Portions of Eastern Road and Charter Oak Road are proposed for removal to allow for uninterrupted green space and pedestrian circulation. Vehicular circulation is organized around the perimeter of the campus.

New quadrangles and recreation space are proposed within the campus core. This involves relocating surface parking, strategically placing new buildings and building expansions to define a series of connected green spaces for a pedestrian-friendly campus.

Preferred Alternative Plan

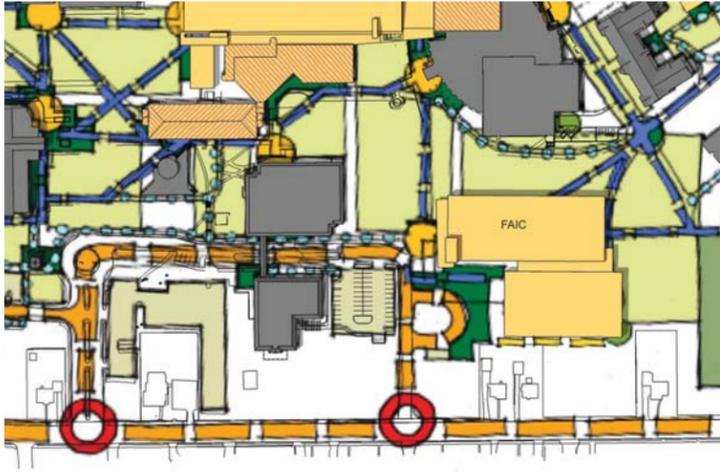


Preferred Alternative: View 1

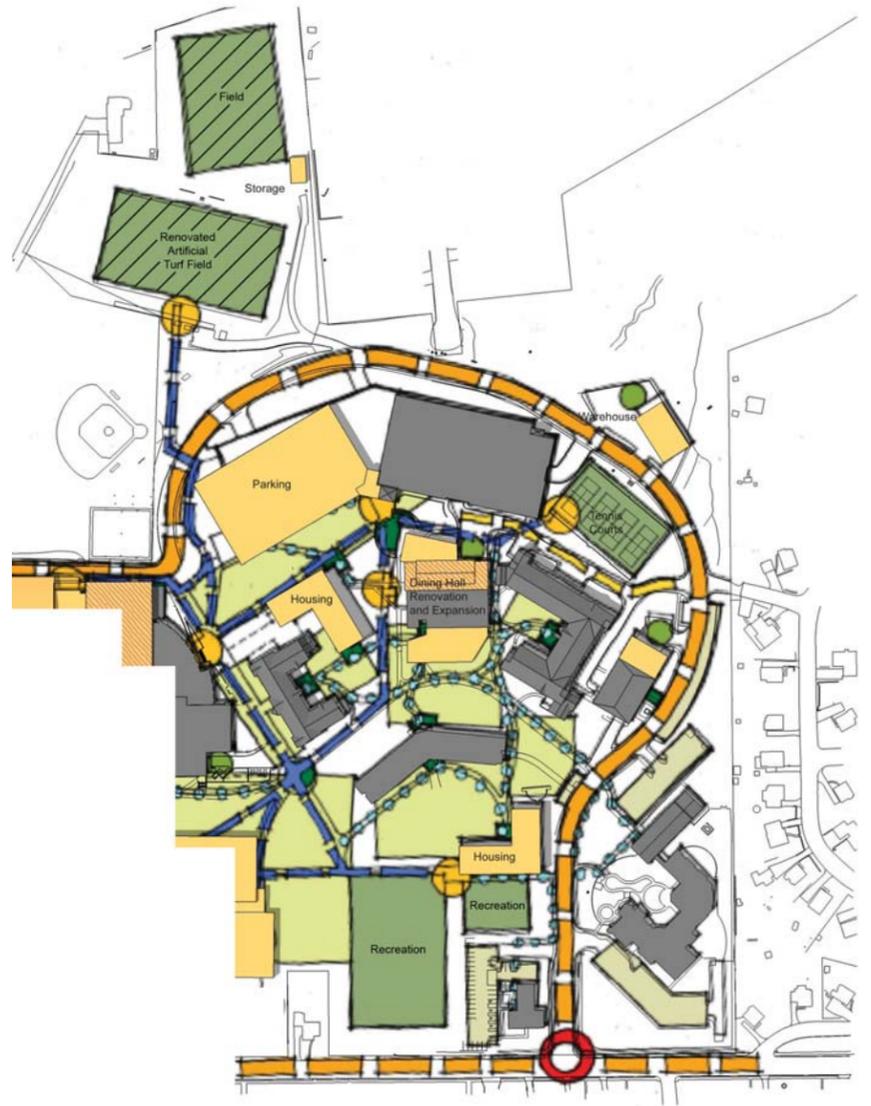


Preferred Alternative: View 2

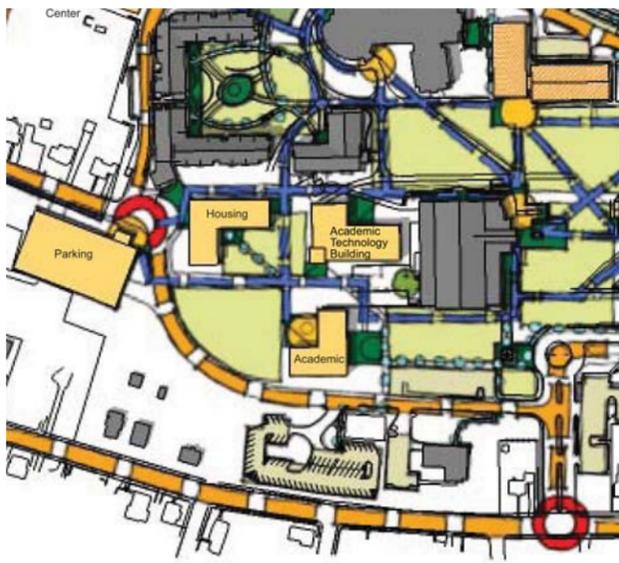




Preferred Alternative-FAIC



Preferred Alternative-North Campus



Preferred Alternative-Library Quad



Preferred Alternative-Sports Center

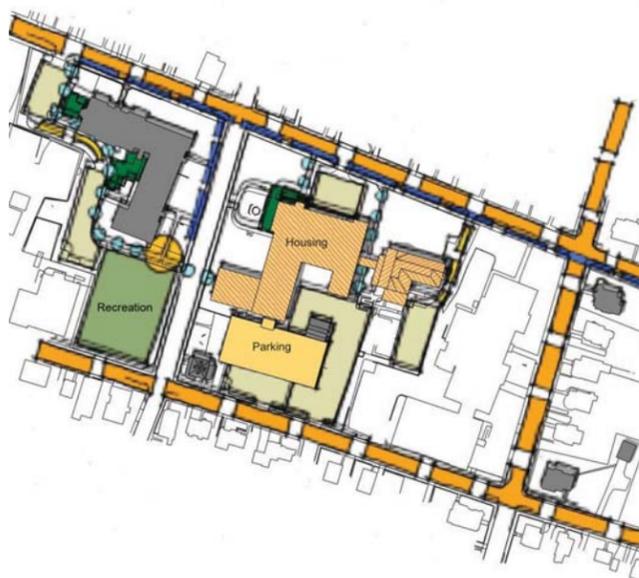
PREFERRED ALTERNATIVE-MANSFIELD CAMPUS

The Preferred Alternative for the Mansfield Campus includes Home and Visitor Locker Facilities, Storage, and replacing a natural grass field with synthetic turf inside the existing track facility.



Preferred Alternative-Mansfield Campus

- BUILDING KEY**
1. Locker Rooms and Storage
 2. Artificial Turf Field

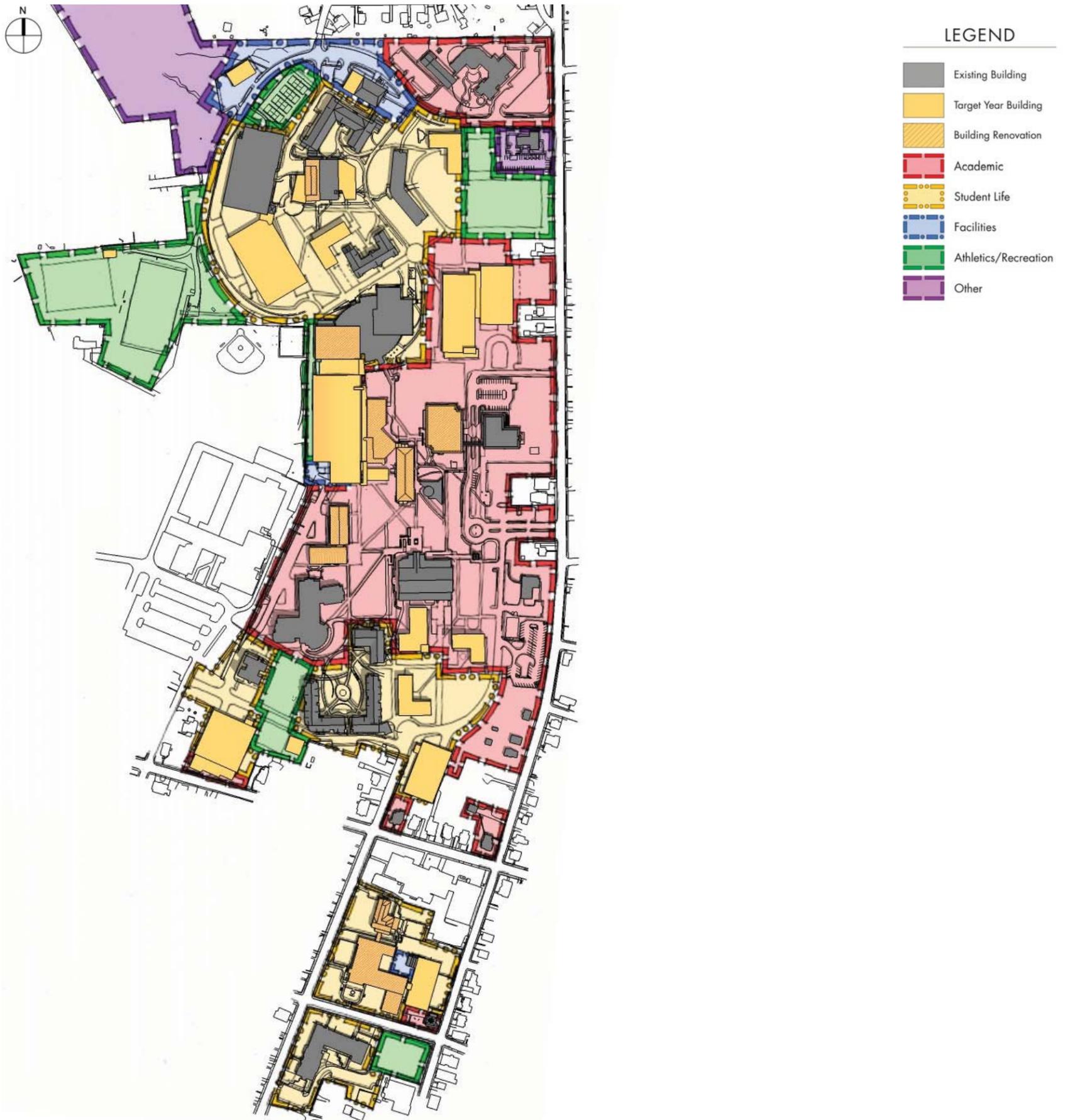


Preferred Alternative-South Campus

PREFERRED LAND USE PLAN

The Preferred Land Use plan expands the academic functions at the campus core with the location of the new Fine Arts Instructional Center and renovated and expanded Sports Center. The location of the Fine Arts Instructional Center allows for renovation of Shafer Hall into housing, making south campus primarily for student life. Athletics and Recreation space is integrated across campus associated with student life spaces.

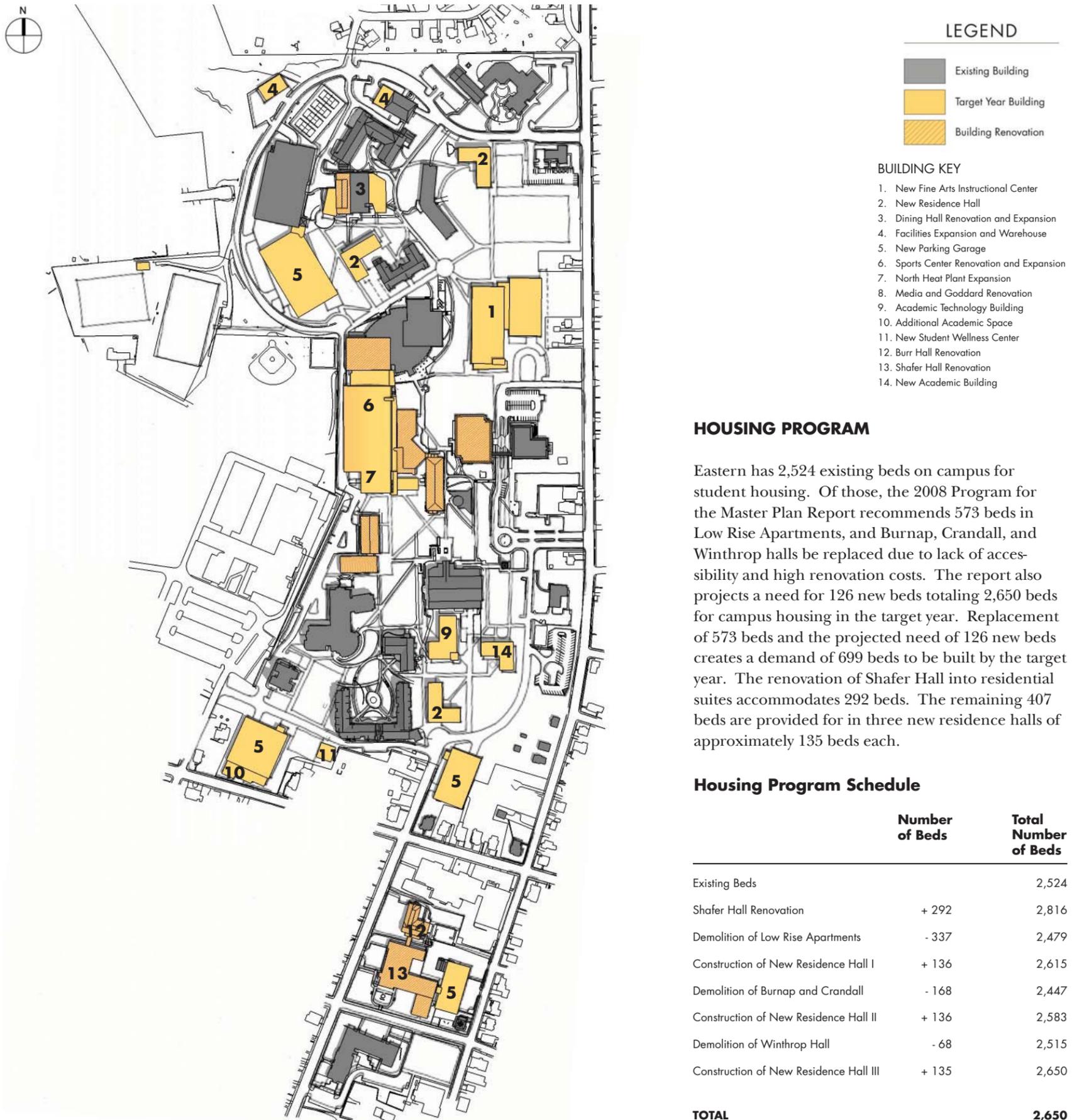
Preferred Land Use



PREFERRED BUILDING PLACEMENT PLAN

The Preferred Building Placement plan illustrates the location of new buildings, building expansions, and building renovations. The primary buildings featured in the preferred alternative plan include the new Fine Arts Instructional Center, Sports Center Renovation and Expansion, a new parking garage on north campus, and renovated Media, Goddard and Shafer halls. Additionally, the plan locates new residence halls, a renovation and expansion of the dining hall, a new Academic Technology Building, expansion of the Facilities and Maintenance Building with a new Warehouse, a new Student Wellness Center, renovated Burr Hall, and the location of future potential parking structures.

Preferred Building Placement



HOUSING PROGRAM

Eastern has 2,524 existing beds on campus for student housing. Of those, the 2008 Program for the Master Plan Report recommends 573 beds in Low Rise Apartments, and Burnap, Crandall, and Winthrop halls be replaced due to lack of accessibility and high renovation costs. The report also projects a need for 126 new beds totaling 2,650 beds for campus housing in the target year. Replacement of 573 beds and the projected need of 126 new beds creates a demand of 699 beds to be built by the target year. The renovation of Shafer Hall into residential suites accommodates 292 beds. The remaining 407 beds are provided for in three new residence halls of approximately 135 beds each.

Housing Program Schedule

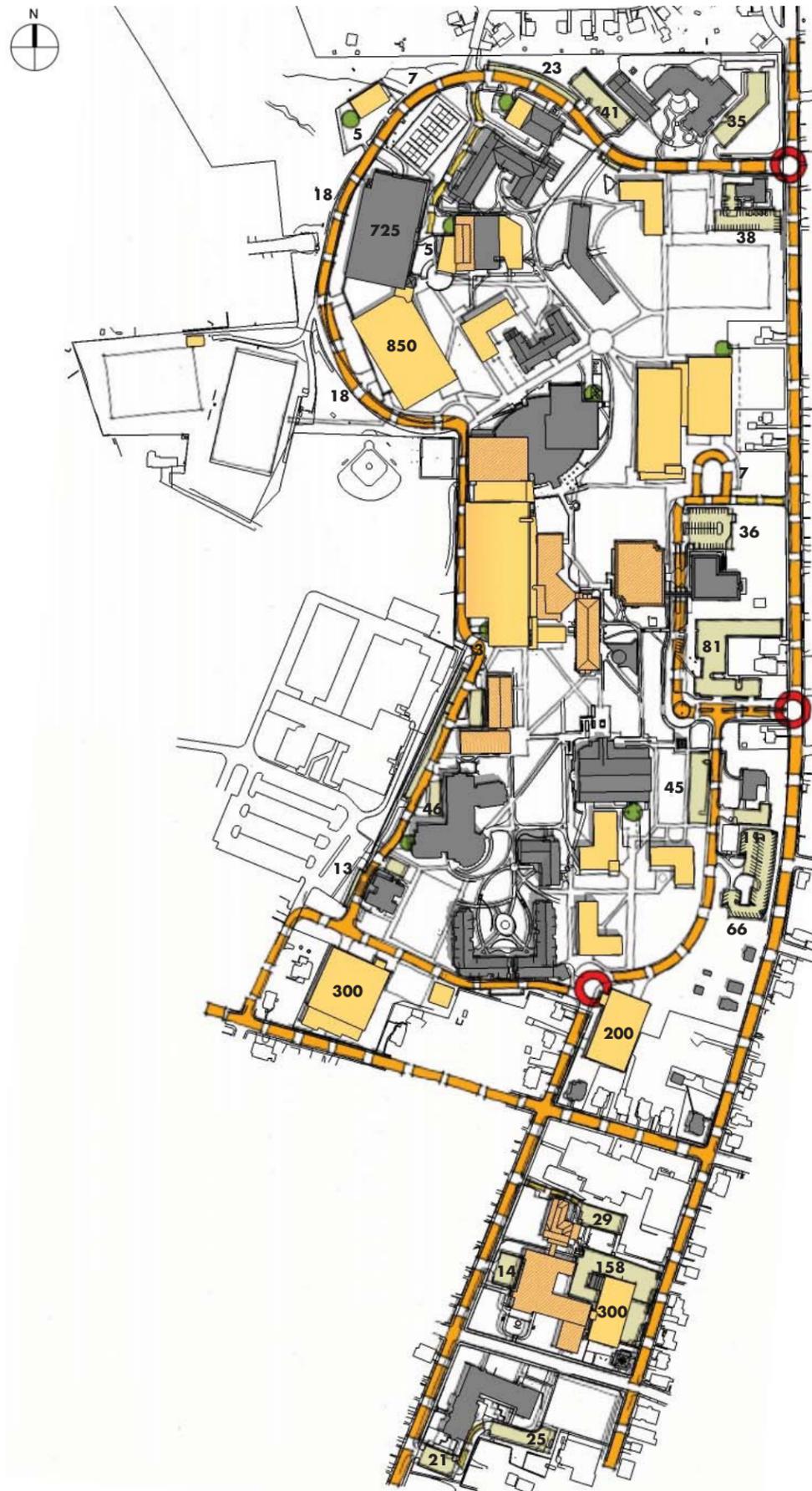
	Number of Beds	Total Number of Beds
Existing Beds		2,524
Shafer Hall Renovation	+ 292	2,816
Demolition of Low Rise Apartments	- 337	2,479
Construction of New Residence Hall I	+ 136	2,615
Demolition of Burnap and Crandall	- 168	2,447
Construction of New Residence Hall II	+ 136	2,583
Demolition of Winthrop Hall	- 68	2,515
Construction of New Residence Hall III	+ 135	2,650
TOTAL		2,650

PREFERRED VEHICULAR CIRCULATION AND PARKING PLAN

The Preferred Vehicular Circulation and Parking plan reorganizes vehicular circulation in a configuration with an internal loop system. In the preferred plan, vehicles do not continue from Gelsi-Young Hall north toward Charter Oak Road. Instead a turnaround is provided at the Fine Arts Instructional Center, thus maintaining continuous green space and pedestrian circulation within the campus core and eliminating major points of conflict.

Much of the existing surface parking is removed from the campus core, relocated into new parking structures around the edges of campus. A majority of the structured parking is located on north campus conveniently near the Sports Center, Student Center, housing and Fine Arts Instructional Center. Additional parking structures are located in the central and south parts of campus near the academic core and housing quads. Handicap accessible parking spaces will be provided at each new building site including the Sports Center and Fine Arts Instructional Center for events, and within the new parking garage. As demand for parking increases, administrative decision will form future parking policies at Eastern.

Preferred Vehicular Circulation and Parking



LEGEND

- Campus Gateway
- Major Vehicular Circulation
- Minor Vehicular Circulation
- Service Entrance
- Parking

Gross Issued Parking Permit Analysis

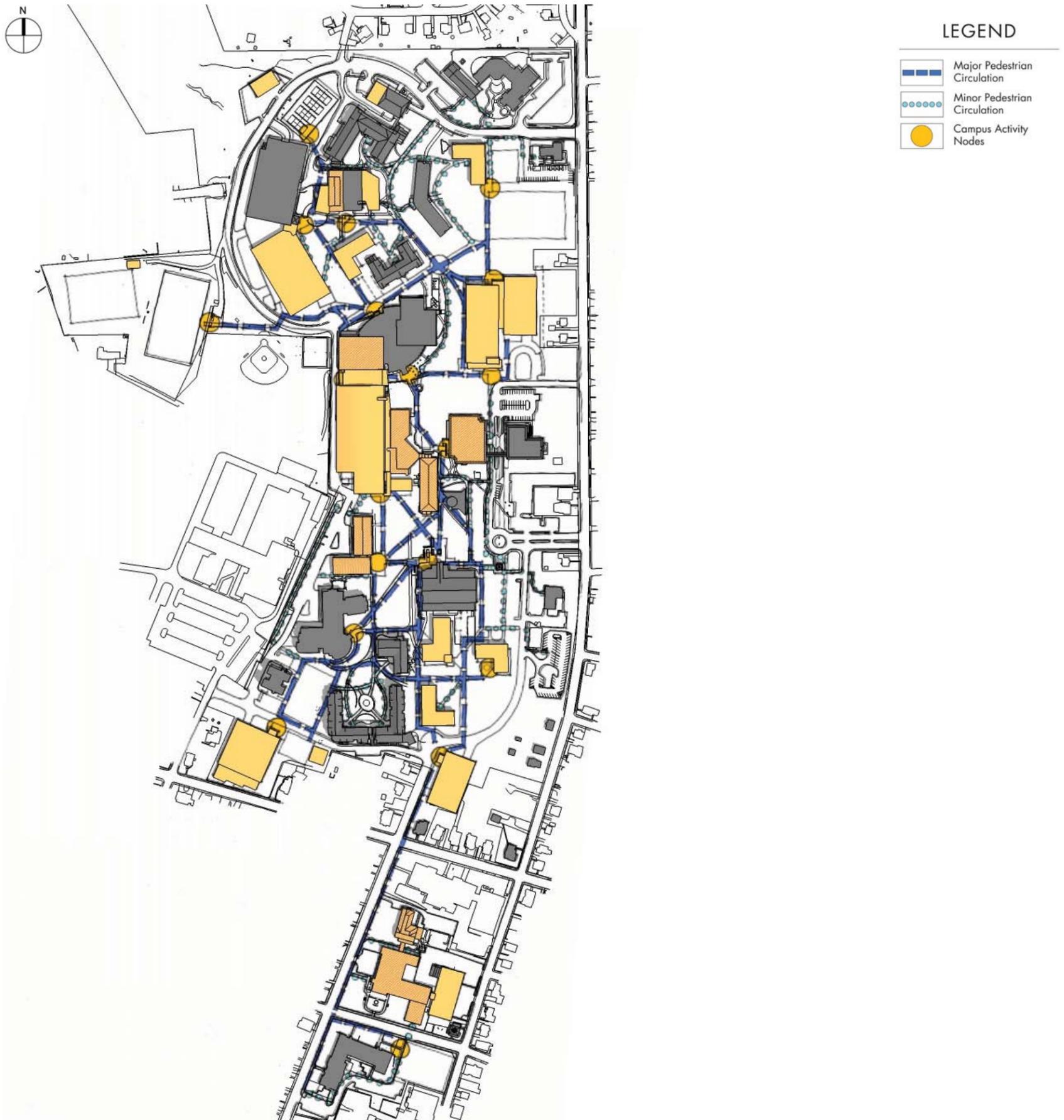
Target Year Population (2017)		Parking Permit Analysis	Projected Permits Issued
Residential Students	2,650		
Freshmen	(842)		
Residential Parking	1,808	70%	1,265
Commuter Students	2,750	80%	2,200
Faculty and Staff	657	80%	525
TOTAL	5,488		3,990

Available Parking	2008	2017
North Parking Garage	725	725
Parking Garage II		850
Surface Lots	1,527	795
Mansfield Campus	250	300
New Knight House Parking Deck		200
New West Parking Garage		300
New South Parking Deck		300
TOTAL PARKING	2,502	3,470

PREFERRED PEDESTRIAN CIRCULATION PLAN

The Preferred Pedestrian Circulation plan concentrates major pedestrian circulation within the campus core, and incorporates interior passages into the system. Campus activity nodes are connected in an efficient manner allowing pedestrians to take more direct routes. An improved pedestrian streetscape is recommended along Windham Street to make a stronger connection from south campus to the academic core. Though topography remains a factor, pedestrian circulation routes are better defined, enhanced with appropriate amenities, and make direct connections to major destination points.

Preferred Pedestrian Circulation



PREFERRED OPEN SPACE PLAN

The Preferred Open Space plan provides many previously undefined open spaces and highlights campus nodes along the major pedestrian circulation system. The relocation of surface parking from the campus core to campus edges and parking structures allows for the development of campus quadrangles. Likewise, removal of portions of Eastern and Charter Oak roads and reorganization of major vehicular circulation is required to enhance campus open space. The plan also proposes plazas to be installed or improved at building entrances. The major design elements of the pedestrian circulation system will coordinate with plaza fixtures to indicate importance in the pedestrian circulation hierarchy. The reorganization of athletics and recreational areas improves the existing facilities and provides additional space. The improved open space plan provides a green canvas on which the major pedestrian circulation is structured.

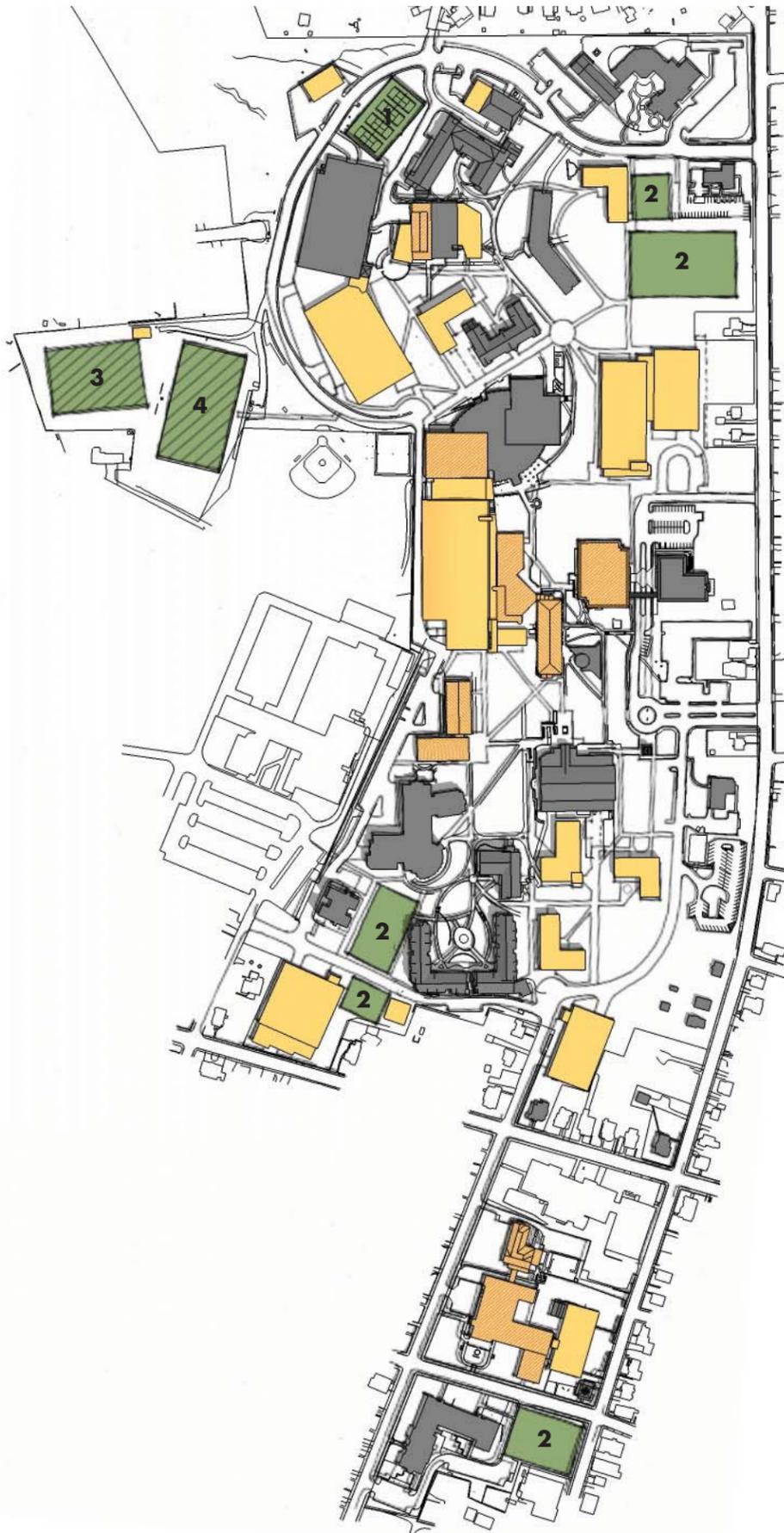
Preferred Open Space



PREFERRED AMENITIES PLAN

The Preferred Amenities plan shows the location of new and renovated formal and informal recreation spaces. Most recreation spaces are located near campus housing giving students convenient access. Amenities include tennis courts, basketball courts, and open fields for activities such as intramurals, pick-up games, frisbee games, and more.

Preferred Amenities



LEGEND

-  Athletic Fields
-  Recreation

BUILDING KEY

- 1. Tennis Courts
- 2. Recreation
- 3. New Athletic Field
- 4. Renovated Athletic Field

PROPOSED LANDSCAPE AND OPEN SPACE

The Proposed Open Space plan highlights open space consolidated through the core of campus as a result of reorganizing the vehicular circulation. The open space provides a canvas for which pedestrian circulation connects campus destinations. The primary pathways are strengthened and better defined by creating wide, lighted, and landscaped pathways that culminate at terminal nodes. These may be distinct plazas at building entrances or informal student spaces defined by seating and other site features. Visual cues along the pathways clarify distances, and destinations to improve wayfinding.

The Central and Clock Tower Road quadrangles are wide green spaces with a backdrop of campus buildings. These provide a place for informal active and passive recreation by the students and create a cohesive campus image. They are traversed by secondary pathways with plazas for informal interaction. Playing fields near the residential areas provide additional areas needed for practice and recreational sports.

The peripheral campus open space will be landscaped with a preferred palette of trees and shrubs. There will be streetscape development along High Street and Windham Street, and preservation of existing vegetated buffer along residential edges.

Proposed Landscape and Open Space Plan



A - Student Center/Fine Arts Quadrangle



B - Central Quadrangle



C - Clock Tower Road Quadrangle





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SECTION SEVEN - DESIGN GUIDELINES

Campus Master Plan

INTRODUCTION

This section of the Campus Master Plan update details specific guidelines for site design components proposed for Eastern Connecticut State University. It includes suggested updates and improvements to the existing *Campus Planning & Development Guidelines* prepared by New England Design, Inc. in 2002, available at Eastern's Department of Facilities Management and Planning, with a planting guide listing various species and appropriate uses. The intent of both the original and updated guidelines is that they be applied to future campus developments.

CAMPUS STANDARDS

A family of site amenities, including lighting, signage, paving, site furniture, and planting, is used to establish a campus standard. This campus standard should unify the landscape, and various types of open space and routes of circulation, define campus edges, and provide uniformity to campus. A consistent design vocabulary will create and distinguish the identity of the campus.

LIGHTING STANDARDS

Eastern Connecticut State University has established standard lighting fixtures that complement its setting. Light fixtures display similar campus banners reinforcing campus identity. Recent development has strengthened the current light fixture standard. An implementation strategy for site lighting should encompass three parts. Part one is to add lighting in areas that may have safety issues. Part two consists of implementing the established lighting standards (0.2 foot candles along pedestrian routes and 0.5 foot candles for parking lots) with respect to new projects. This would require a determination of where to use appropriate fixtures, due to image, design, cost, and availability, and how to integrate them within the overall site standard. Part three would be to replace any fixtures not in compliance with the campus standard. Refer to *Campus Planning & Development Guidelines* for standard lighting fixtures.

LIGHTING TYPOLOGY

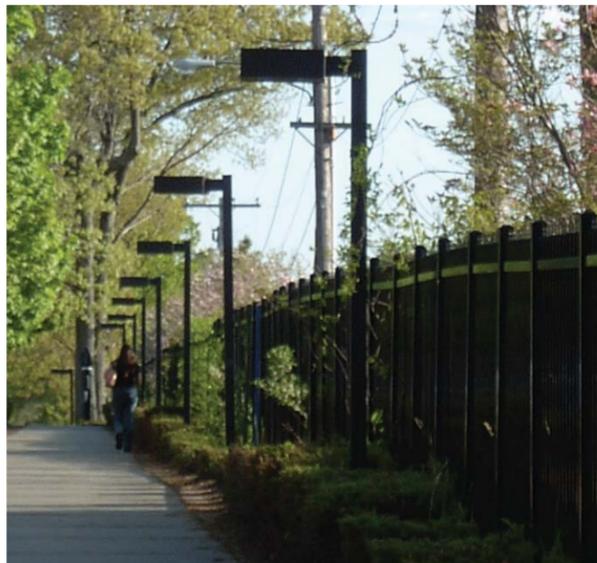
Major types of campus lighting that could be incorporated over time include the following:

- Parking lot and roadway lights
- Pedestrian pathway lights/security lighting
- Bollard lights at drop-off zones
- Specialty lights for accent at buildings, signs, and plantings

Roadway Lights



Pathway Lighting



Solar Lighting



Security Lighting/Blue Phone



SIGNAGE STANDARDS

Comprehensive signage at Eastern Connecticut State University is integral to the application of the Campus Master Plan. Signage allows for overall campus identity, distinction, and identification of each campus and respective elements. In addition, it provides wayfinding throughout each campus in conjunction with the design of the master plan. Eastern has developed a comprehensive wayfinding program, which establishes sign standards including sign style, colors, sizes, and typography.

SIGNAGE TYPOLOGY

Major types of signage that should be incorporated into a signage family include the following:

- Campus Identification signs
- Vehicular Direction signs
- Pedestrian Directory sign
- Pedestrian Direction/Wayfinding signs
- Building Identification signs
- Campus banners
- Information boards/Sign boards

Existing Campus Identification and Wayfinding Signs



PAVING AND CURBING

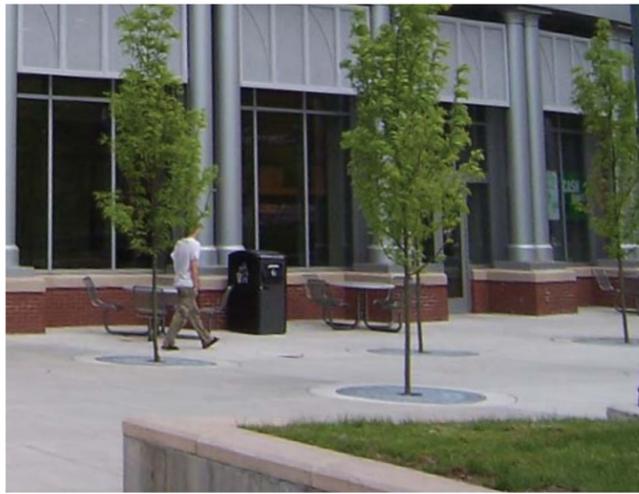
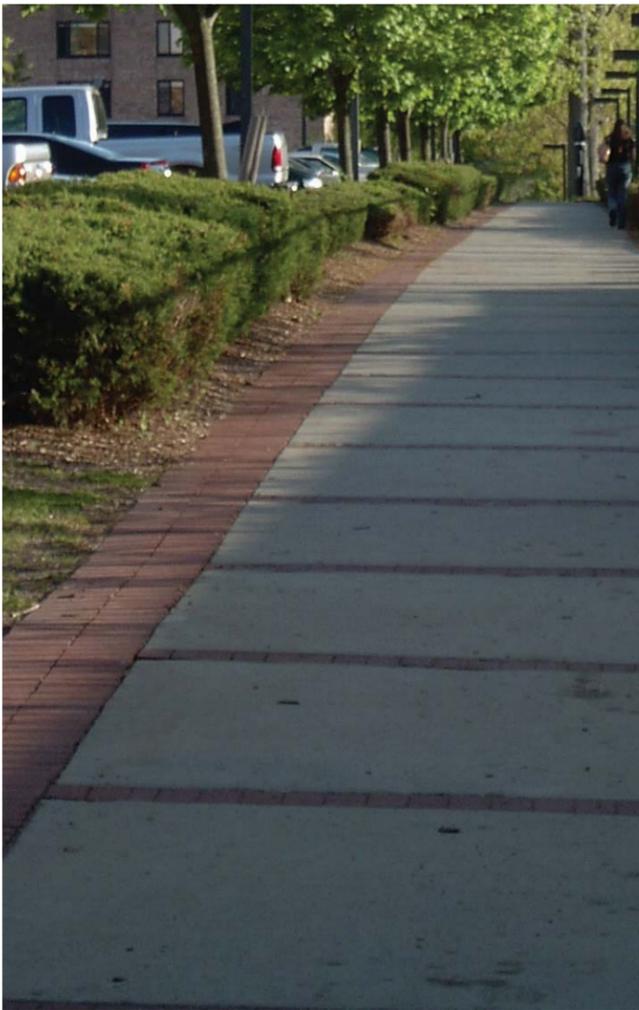
Roadways and parking areas will be paved with bituminous concrete. This material is durable, cost efficient, and easy to maintain. At pedestrian crossings with heavy foot traffic, raised table-top crosswalks with pavers should be used.

Major pedestrian pathways that also serve as emergency and service access should prevent common vehicular circulation from entering while preserving the primary purpose of pedestrian circulation. Selection of paving materials and the addition of other furnishings and plantings will emphasize pedestrian use.

Pathways and plazas should consist of concrete, color concrete, and unit paving. Plaza areas, courtyards, and building entrances should have special paving distinguished by color, material, and pattern.

Granite or concrete curbing may be used along roadways, in parking areas, and along primary pedestrian pathways. Curbing directs storm water, defines edges, and signifies dual use areas for uses both vehicular and pedestrian.

Paving and Curbing



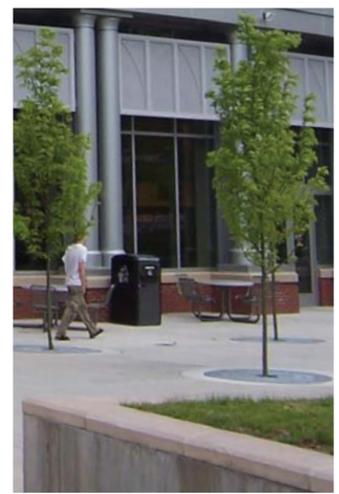
AMENITIES

Eastern Connecticut State University has developed a standard for site furnishings that includes benches, picnic tables, trash receptacles, and the use of seat walls. This consistency should be maintained and enhanced with the replacement of non-conforming furnishings. The use of coordinated site furniture should be expanded to include tables and chairs, bike racks, kiosks, and other special features. Using slightly different furnishings in plaza areas, including paving, can signify arrival at a special destination within an overall cohesive campus vocabulary.

Outdoor sculpture and art installations play a role in making spaces interactive and should be encouraged. Picket fences and brick piers are space defining elements throughout portions of campus. An edge treatment vocabulary should be developed and installed where it does not exist at present.

Refer to *Campus Planning & Development Guidelines* for standard furnishings.

Amenities



PLANTING GUIDELINE

Objectives of the Eastern Connecticut State University Campus Master Plan include enhancing the campus image and meeting current and future goals for recreation and open space. Goals for open space are preserving existing mature vegetation, enhancing the native plant palette, improving spatial quality with hierarchical plantings, and establishing design continuity. This section provides a planting application guideline and a selected plant palette to help Eastern Connecticut State University achieve these goals.

Planting design should be aesthetically pleasing, provide identity to areas within the campus and to the campus overall, while improving spatial quality. The elements that define spatial quality at Eastern Connecticut State University are requirements for formality of space, site elements, and preferred land use. Preferred land use refers to who will use a space, when it will be used and for what purpose it will be used. Site elements help to define land use and enhance the space's design for users. Such elements might include small buildings, furnishings, vegetation, lighting, and special features. The type, number, and organization of elements in a space determine its measure of formality.

Eastern is set in an urban residential zone. The campus is less dense than the surrounding residential zone due to its open space and structured building arrangement. The goal of the planting guideline is to provide the campus with a framework for consistent species selection to enhance open space quality, parking areas, and pedestrian circulation systems.

Listed below are descriptions of open space and edge types, and planting strategies for each. Plantings should be specific to the needs of individual spaces and enhance the overall quality of each campus.

Common Open Space/Transition Space: This space is the backdrop for other open spaces, pedestrian circulation, buildings, and special features. Plantings should be informal while complimenting the elements set within the space.

Quadrangles: Spaces typically set within a group of academic and/or residential buildings characterized by open lawn and canopy trees. By nature, this space is slightly more formal than common open space and a planting structure should emphasize the geometry.

Plazas and Building Entrances: These types of spaces are small relative to common space and quads. They also are the most formal and intensely used spaces. Plantings in plazas should identify the space as special, provide a sense of intimacy, and shade as needed. Plantings at building entrances should draw focus to entry points and accent building features. Foundation plantings are not typically used for security reasons, but may be desirable for some locations.

Preserved Spaces and Special Features: Existing planting at designated spaces should be preserved and maintained in their current state. Additional planting may be used to help integrate these landmarks into the overall campus plan.

Athletics/Recreation Areas: Plantings in these areas are specific to the needs of the various fields or courts. Functions that plantings can provide are shade for game attendants, screening from adjacent roads or properties, and incorporation of recreation space into the overall campus plan.

Campus Entry Points, Edges, and Circulation: Plantings for campus entry points and edges should distinguish the campus from its surrounding context and direct traffic through a circulation sequence. Plantings should be tolerant of possible conditions such as air pollution and road salt.

- **Major Campus Entrance** - Primary entrances to the campus are the points at which the campus is recognizable are located on highly traveled roadways. Vehicles are visually clued to entry points by intensity of planting.
- **Minor Campus Entrance** - Secondary entrances to the campus that carry traffic to garages or remote areas. Planting should be similar to primary entrance, using the same material, but less intense.
- **Streetscape Edge** - The campus perimeter is characterized by a streetscape edge that is informal and creates continuity. For an improved campus image, street trees should be set within a sidewalk adjacent to the roadway. The streetscape edge is a response to the surrounding residential context.
- **Parking Edge** - There are two types of parking edges on campus, one adjacent to roadways and the other adjacent to residential properties. Roadway parking edges should be similar to streetscape edges with a screening element incorporated to remove cars from view of passing vehicles and pedestrians. Parking edges adjacent to neighboring residents need screening elements to minimize visual impact.
- **Major Vehicular Circulation within Campus** - The Major circulation should receive a streetscape planting treatment to identify it, and to distinguish it from pedestrian circulation, while integrating it with the campus edges.

Major Pedestrian Circulation: Planting along major pedestrian circulation routes should enhance the framework of the system. The planting should acknowledge reduced scale of site elements relating to pedestrian use. This will aid pedestrians in finding destinations and identifying the most direct route.

Parking Areas: There are two types of parking areas, proposed on-grade parking and parking structures. Plantings should screen both types of parking from direct view of campus buildings, open space, adjacent roadways, and neighbors. Trees planted at on-grade parking areas should provide shade as well as seasonal interest.

Plant Specifications: Plantings should conform to standards found in the most recent edition of *American Standard for Nursery Stock* as sponsored by the American Association of Nurserymen, Inc. Recommended sizes for new plantings are: deciduous trees, 2"- 2 1/2" caliper minimum; evergreen trees, 4'- 5' minimum height; shrubs, 18"- 21" minimum height for spreading and 3'- 4' minimum height for upright.

Plant Palette: A recommended palette of plant material for Eastern Connecticut State University has been selected and organized into a selection matrix. The information contained in the matrix is organized by plant function and category of open space and/or edge. Below is a description of plant types and their functions as delineated in the selection matrix.

- **Canopy** - A canopy is created by large trees whose branches eventually meet high above pedestrian scale height. A tree canopy provides shade and gives scale to large elements such as buildings, parking areas, and vehicular circulation.
- **Understory** - Ranging from all size shrubs to small trees, the understory adds a layer of vegetation beneath the canopy and provides an intimate scale to pedestrians.
- **Accent** - A shrub, small tree, or accent plants can provide a point of interest and direct focus to a specific area or object.
- **Screen** - Screen plantings provide visual barriers, noise barriers, and windbreaks. Plant material can be evergreen, densely branched deciduous, a vine or climbing groundcover on a structure, and is a minimum of six feet in height.
- **Groundcover** - Groundcovers are plants that typically remain below two feet in height and have a tendency to spread. Groundcovers add color and texture to the ground plane, help prevent erosion, and provide an alternative to lawn plantings.
- **Grasses** - Ornamental grasses have several functions. The two main functions that grasses will serve on campus are adding interest to accent plantings and screening.

Canopy**Screen****Grasses****Groundcover****Accent****Understory**

PLANT CATEGORY

Plant Category - Canopy		Location Type							Notes
Scientific Name	Common Name	Native	Common Space	Quads	Plaza/Bldg. Entrance	Pedestrian Circ.	Vehicular Circ./Entr.	Parking Areas	
<i>Acer rubrum</i>	Red Maple	x					x	x	salt tolerant
<i>Acer saccharum</i>	Sugar Maple	x	x	x					
<i>Betula alleghaniensis</i>	Yellow Birch	x		x					
<i>Betula lenta</i>	Sweet Birch	x		x					
<i>Betula nigra</i>	River Birch	x		x	x				
<i>Betula papyrifera</i>	Paper Birch	x		x	x				
<i>Carya ovata</i>	Shagbark Hickory	x	x						salt tolerant
<i>Celtis occidentalis</i>	Common Hackberry	x					x		
<i>Cladrastis lutea</i>	American Yellowwood	x	x	x					
<i>Fagus grandifolia</i>	American Beech	x	x			x			
<i>Fraxinus americana</i>	White Ash	x				x	x	x	
<i>Fraxinus pennsylvanica</i>	Green Ash	x				x	x	x	
<i>Ginkgo biloba</i>	Ginkgo			x			x		male specimens only
<i>Gleditsia triacanthos</i>	Honeylocust			x			x		
<i>Gymnocladus dioica</i>	Kentucky-coffee Tree	x	x	x					
<i>Koeleruteria paniculata</i>	Golden Rain Tree						x		
<i>Liquidambar styraciflua</i>	Sweet Gum	x	x						
<i>Liriodendron tulipifera</i>	Tulip Poplar	x	x						
<i>Nyssa sylvatica</i>	Black Gum	x				x			salt tolerant also <i>P. x acerifolia</i>
<i>Platanus occidentalis</i>	Sycamore	x	x						salt tolerant
<i>Quercus alba</i>	White Oak	x	x						salt tolerant
<i>Quercus macrocarpa</i>	Bur Oak	x		x					salt tolerant
<i>Quercus palustris</i>	Pin Oak	x					x	x	
<i>Quercus rubra</i>	Red Oak	x		x					salt tolerant
<i>Sophora japonica</i>	Japanese Pagoda Tree						x		
<i>Tilia americana</i>	American Linden	x					x	x	
<i>Ulmus parvifolia</i>	Chinese Elm						x	x	
<i>Zelkova serrata</i>	Japanese Zelkova					x	x		

Plant Category - Understory		Location Type							Notes
Scientific Name	Common Name	Native	Common Space	Quads	Plaza/Bldg. Entrance	Pedestrian Circ.	Vehicular Circ./Entr.	Parking Areas	
<i>Acer buergerianum</i>	Trident Maple				x		x	x	salt tolerant
<i>Acer ginnala</i>	Amur Maple				x			x	
<i>Acer griseum</i>	Paperbark Maple				x				
<i>Amelanchier arborea</i>	Downy Serviceberry	x		x					salt tolerant
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	x		x					
<i>Amelanchier laevis</i>	Allegheny Serviceberry	x		x					
<i>Aronia arbutifolia</i>	Red Chokeberry	x			x				salt tolerant
<i>Aronia melanocarpa</i>	Black Chokeberry	x			x				
<i>Betula populifera</i>	Gray Birch	x		x	x		x		
<i>Carpinus caroliniana</i>	American Hornbeam	x	x			x			
<i>Cercidiphyllum japonicum</i>	Katsura Tree		x	x					
<i>Cercis canadensis</i>	Eastern Redbud	x			x	x			
<i>Chionanthus virginicus</i>	White Fringe Tree	x			x				
<i>Cornus alternifolia</i>	Pagoda Dogwood	x			x	x			
<i>Cornus florida</i>	Flowering Dogwood	x			x	x			
<i>Cornus kousa</i>	Kousa Dogwood				x	x			
<i>Cornus mas</i>	Cornelian Cherry			x					
<i>Cornus sericea</i>	Red-osier Dogwood	x						x	
<i>Crataegus crusgalli</i>	Cockspur Hawthorn	x		x	x			x	
<i>Crataegus viridis</i>	Green Hawthorn	x		x	x			x	
<i>Forsythia x intermedia</i>	Showy Border Forsythia		x						
<i>Hamamelis virginiana</i>	Common Witchhazel	x	x						
<i>Kalmia latifolia</i>	Mountain Laurel	x	x		x				
<i>Magnolia stellata</i>	Star Magnolia		x	x	x				
<i>Magnolia x soulangiana</i>	Saucer Magnolia		x	x	x				
<i>Malus spp.</i>	Crabapple Tree		x	x	x	x		x	
<i>Myrica pensylvanica</i>	Bayberry	x						x	salt tolerant, semi-EVGR
<i>Populus grandidentata</i>	Bigtooth Aspen	x	x				x		
<i>Populus tremuloides</i>	Quaking Aspen	x	x				x		
<i>Prunus sargentii</i>	Sargent Cherry			x	x	x		x	
<i>Prunus serrulata</i>	Japanese Flowering Cherry			x	x	x		x	
<i>Prunus subhirtella</i>	Higan Cherry			x	x	x		x	
<i>Prunus x incam 'Okame'</i>	Okame Cherry			x	x	x		x	
<i>Prunus yedoensis</i>	Yoshino Cherry			x	x	x		x	
<i>Pyrus calleryana</i>	Callery Pear						x	x	
<i>Rhododendron maximum</i>	Rosebay Rhododendron	x	x						
<i>Rhododendron prinophyllum</i>	Rosehell Azalea	x			x	x			
<i>Rhododendron viscosum</i>	Swamp Azalea	x			x	x			
<i>Rosa rugosa</i>	Rugosa Rose	x			x			x	salt tolerant
<i>Rosa virginiana</i>	Virginia Rose	x			x			x	salt tolerant
<i>Sorbus americana</i>	American Mountain Ash	x	x			x			
<i>Symphoricarpos albus</i>	Common Snowberry	x		x	x	x			
<i>Vaccinium corymbosum</i>	Highbush Blueberry	x			x				salt tolerant
<i>Viburnum carlesii</i>	Korean Spice Viburnum			x	x		x		
<i>Viburnum dentatum</i>	Arrowwood	x		x	x		x		salt tolerant
<i>Viburnum dilatatum</i>	Linden Viburnum			x	x		x		
<i>Viburnum lantana</i>	Wayfaring Tree			x	x		x		
<i>Viburnum lentago</i>	Nannyberry			x	x		x		
<i>Viburnum opulus</i>	European Cranberrybush			x	x		x		
<i>Viburnum plicatum</i>	Doublefile Viburnum			x	x		x		
<i>Viburnum prunifolium</i>	Blackhaw	x		x	x		x		
<i>Viburnum sieboldii</i>	Siebold Viburnum			x	x		x		
<i>Viburnum trilobum</i>	American Cranberrybush	x		x	x		x		salt tolerant
<i>Viburnum x burkwoodii</i>	Burkwood Viburnum			x	x		x		

Plant Category - Screen		Location Type							Notes
Scientific Name	Common Name	Native	Common Space	Quads	Plaza/Bldg. Entrance	Pedestrian Circ.	Vehicular Circ./Entr.	Parking Areas	
<i>Abies balsamea</i>	Balsam Fir	x			x		x	x	EVGR
<i>Abies concolor</i>	White Fir				x		x	x	
<i>Buxus sempervirens</i>	Common Box				x	x		x	
<i>Campsis radicans</i>	Trumpet Creeper	x			x				with support
<i>Casmanthium latifolium</i>	Northern Sea Oats	x			x				salt tolerant
<i>Chamaecyparis pisifera</i>	Sawara False Cypress						x	x	salt tolerant, EVGR
<i>Chamaecyparis thyoides</i>	Atlantic Whitecedar	x					x	x	EVGR
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster				x	x		x	salt tolerant
<i>Crataegus crusgalli</i>	Cockspur Hawthorn	x		x	x		x		
<i>Crataegus viridis</i>	Green Hawthorn	x		x	x		x		
<i>Ilex glabra</i>	Inkberry	x			x	x		x	salt tolerant, EVGR
<i>Ilex verticillata</i>	Winterberry	x			x	x		x	
<i>Juniperus virginiana</i>	Eastern Red Cedar	x			x	x		x	salt tolerant, EVGR
<i>Kalmia latifolia</i>	Mountainlaurel	x			x	x		x	EVGR
<i>Myrica pensylvanica</i>	Bayberry	x			x	x		x	salt tolerant, semi-EVGR
<i>Panicum virgatum</i>	Switch Grass	x			x			x	salt tolerant
<i>Parthenocissus quincofolia</i>	Virginian Creeper	x			x				with support, salt tolerant
<i>Picea glauca</i>	White Spruce	x					x	x	salt tolerant, EVGR
<i>Pinus banksiana</i>	Jack Pine	x					x	x	salt tolerant, EVGR
<i>Pinus resinosa</i>	Red Pine	x					x	x	EVGR
<i>Pinus strobus</i>	Eastern White Pine	x					x	x	EVGR
<i>Taxus spp.</i>	Yew			x				x	salt tolerant, EVGR
<i>Thuja occidentalis</i>	American Arbor-vitae	x						x	salt tolerant, EVGR
<i>Tsuga canadensis</i>	Canada Hemlock	x						x	EVGR

Plant Category - Accent		Location Type							Notes
Scientific Name	Common Name	Native	Common Space	Quads	Plaza/Bldg. Entrance	Pedestrian Circ.	Vehicular Circ./Entr.	Parking Areas	
<i>Acer griseum</i>	Paperbark Maple		x		x				
<i>Acer palmatum</i>	Japanese Maple				x				
<i>Amelanchier arborea</i>	Downy Serviceberry	x	x	x					
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	x	x	x					salt tolerant
<i>Amelanchier laevis</i>	Allegheny Serviceberry	x	x	x					
<i>Andromeda polifolia</i>	Bog Rosemary	x			x				EVGR
<i>Arctostaphylos uva-ursi</i>	Bearberry	x			x				EVGR
<i>Aronia arbutifolia</i>	Red Chokeberry	x			x		x	x	
<i>Aronia melanocarpa</i>	Black Chokeberry	x			x		x	x	
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	x			x				EVGR
<i>Betula papyrifera</i>	Paper Birch	x		x	x		x		
<i>Betula populifera</i>	Gray Birch	x		x	x		x		
<i>Bouteloua gracilis</i>	Misquito Grass	x		x	x				
<i>Cercis canadensis</i>	Eastern Redbud	x	x	x	x	x		x	
<i>Clematis spp.</i>	Clematis		x	x	x				with support
<i>Cornus florida</i>	Flowering Dogwood	x	x	x	x	x		x	
<i>Cornus kousa</i>	Kousa Dogwood		x	x	x	x		x	
<i>Cornus sericea</i>	Red-osier Dogwood	x		x	x			x	salt tolerant
<i>Crataegus viridis</i>	Green Hawthorn	x		x			x	x	salt tolerant
<i>Deschampsia caespitosa</i>	Tufted Hair Grass	x			x				salt tolerant, EVGR
<i>Festuca amethystina</i>	Large Blue Fescue	x			x				
<i>Gaultheria procumbens</i>	Checkerberry	x			x				EVGR
<i>Geranium sanguineum</i>	Blood-red Cranesbill	x			x		x		
<i>Hamamelis virginiana</i>	Common Witchhazel	x			x		x		semi-EVGR
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	x			x				salt tolerant
<i>Hemerocallis spp.</i>	Daylilies		x		x	x		x	salt tolerant
<i>Hydrangea spp.</i>	Hydrangeas		x	x	x			x	salt tolerant
<i>Ilex verticillata</i>	Winterberry	x	x		x			x	
<i>Juniperus spp.</i>	Juniper (various cultivars)				x				salt tolerant
<i>Kalmia latifolia</i>	Mountainlaurel	x			x		x	x	EVGR
<i>Koeleria glauca</i>	Blue Hair Grass	x			x				
<i>Liriope spicata</i>	Creeping Lily Turf				x	x			salt tolerant
<i>Magnolia stellata</i>	Star Magnolia		x	x	x				
<i>Magnolia x soulangiana</i>	Saucer Magnolia		x	x					
<i>Malus spp.</i>	Crabapple Tree		x	x	x	x	x	x	
<i>Fanicum virgatum</i>	Switch Grass	x			x			x	salt tolerant
<i>Pennisetum alopecuroides</i>	Fountain Grass	x			x				salt tolerant
<i>Phalaris arundinacea picta</i>	Ribbon Grass	x			x				
<i>Phlox subulata</i>	Moss Pink	x			x				salt tolerant, EVGR
<i>Potentilla fruticosa var. arbuscula</i>	Shrubby Cinquefoil	x			x				salt tolerant
<i>Prunus sargentii</i>	Sargent Cherry			x	x	x	x	x	
<i>Prunus serrulata</i>	Japanese Flowering Cherry			x	x	x	x	x	
<i>Prunus subhirtella</i>	Higan Cherry			x	x	x	x	x	
<i>Prunus x incam 'Okame'</i>	Okame Cherry			x	x	x	x	x	
<i>Prunus x yedoensis</i>	Yoshino Cherry			x	x	x	x	x	
<i>Rhododendron spp.</i>	Azaleas/ Rhododendrons		x	x	x		x	x	some EVGR
<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	x			x			x	salt tolerant
<i>Rosa rugosa</i>	Rugosa Rose	x			x			x	
<i>Rosa virginiana</i>	Virginia Rose	x			x				
<i>Sorbus americana</i>	American Mountain Ash	x	x	x		x			
<i>Symphoricarpos albus</i>	Common Snowberry	x		x	x				
<i>Symphoricarpos orbiculatus</i>	Coralberry	x		x	x				
<i>Tsuga canadensis</i>	Canada Hemlock	x					x	x	EVGR
<i>Vaccinium macrocarpon</i>	American Cranberry	x			x				

Plant Category - Groundcover		Location Type							Notes
Scientific Name	Common Name	Native	Common Space	Quads	Plaza/Bldg. Entrance	Pedestrian Circ.	Vehicular Circ./Entr.	Parking Areas	
<i>Andromeda polifolia</i>	Bog Rosemary	x			x				EVGR
<i>Arctostaphylos uva-ursi</i>	Bearberry	x			x			x	EVGR
<i>Asarum canadense</i>	Wild Ginger	x			x				
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	x			x				EVGR
<i>Bouteloua gracilis</i>	Misquito Grass	x			x				
<i>Comptonia peregrina</i>	Sweetfern	x			x				salt tolerant, EVGR
<i>Convallaria majalis</i>	Lily of the Valley				x	x			
<i>Cornus canadensis</i>	Bunchberry	x		x	x			x	salt tolerant
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster						x	x	salt tolerant, EVGR
<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	x			x				salt tolerant
<i>Elymus glaucus</i>	Blue Lyme Grass	x			x			x	
<i>Epigaea repens</i>	Mayflower	x			x				EVGR
<i>Epimedium grandiflorum</i>	Bishop's Hat				x				
<i>Euonymus fortunei</i>	Wintercreeper				x	x	x	x	EVGR
<i>Festuca amethystina orina</i>	Large Blue Fescue	x			x			x	
<i>Galium odoratum</i>	Sweet Woodruff				x	x			salt tolerant
<i>Gaultheria procumbens</i>	Checkerberry	x			x				EVGR
<i>Geranium sanguineum</i>	Blood-red Cranesbill	x			x				
<i>Glyceria maxima</i>	Manna Grass	x			x				
<i>Hedera helix 'Thorndale'</i>	English Ivy				x	x	x	x	salt tolerant, EVGR
<i>Hemerocallis spp.</i>	Daylilies				x	x	x	x	salt tolerant
<i>Hosta spp.</i>	Hosta				x	x			
<i>Juniperus spp.</i>	Juniper (some)				x		x	x	salt tolerant, EVGR
<i>Koeleria glauca</i>	Blue Hair Grass	x			x				
<i>Ledum groelandicum</i>	Labrador Tea	x			x				
<i>Liriope spicata</i>	Creeping Lily Turf				x	x	x	x	salt tolerant, EVGR
<i>Mahonia repens</i>	Creeping Mahonia	x			x				EVGR
<i>Osmunda cinnamomea</i>	Cinnamon Fern	x			x				
<i>Pachysandra terminalis</i>	Japanese Spurge				x	x			EVGR
<i>Panicum virgatum</i>	Switch Grass	x			x				
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	x			x				
<i>Paxistima canbyi</i>	Rat-stripper	x			x				EVGR
<i>Phalaris arundinacea picta</i>	Ribbon Grass	x			x				
<i>Phlox subulata</i>	Moss Pink	x			x			x	salt tolerant
<i>Potentilla fruticosa var. arbuscula</i>	Shrubby Cinquefoil	x			x			x	salt tolerant, EVGR
<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	x			x			x	salt tolerant
<i>Sedum spp.</i>	Stonecrop				x	x			salt tolerant, EVGR
<i>Symphoricarpos orbiculatus</i>	Coralberry	x			x				
<i>Thymus species</i>	Thyme	x			x			x	salt tolerant
<i>Vaccinium angustifolium</i>	Lowbush Blueberry	x			x				
<i>Vaccinium macrocarpon</i>	American Cranberry	x			x			x	salt tolerant, EVGR
<i>Vinca minor</i>	Periwinkle, Myrtle				x	x	x	x	salt tolerant, EVGR

BUILDING DESIGN GUIDELINES

BUILDING HEIGHT AND MASSING

Eastern's campus is made up of low to medium height buildings, not exceeding seven stories. The campus is surrounded by institutional and residential development. New construction should recognize the scale of the current campus and neighborhood and not exceed the height of existing buildings. If additional height is required, care should be taken to site the building, by taking advantage of existing topography to mitigate perceived visual impact.

EXTERIOR MATERIALS

There is a mix of exterior materials on campus. Brick is the predominate building skin material, with stone or cast stone lintels, sills, and ornamentation. New campus construction should continue to use brick, with light colored cast stone and/or metal panels. Metal and glass can be used in conjunction with masonry materials. Existing masonry and grout used on the Library is to be utilized as a University standard for size, color and texture.

SUSTAINABILITY

All new construction and significant renovations must be designed to equal or exceed the energy conservation, systems performance, and sustainability objectives outlined by the USGBC LEED "Silver" certification program.

ROOFS

There are currently a variety of roofing systems used on campus. The campus standard for new, renovated and re-roofed facilities shall be a sloped metal roofing system. Goddard Hall roof is to be used as a campus standard. Where metal roofing systems are not feasible, new and replacement low slope roofs shall be either a built-up or single ply roofing system with final selection determined by the project requirements. Positive roof drainage is required, achieved either by sloping the roof framing or through the use of tapered insulation. Wherever possible, the roof color will be a light tone consistent with direction towards LEED compliance.

Exterior Materials



Building Massing



Roofs



SECURITY

Building security systems must address both interior and exterior security needs. Exterior security includes entrances, adjacent pathways, loading dock areas, and emergency egress points. Interior security focuses primarily on building access control and surveillance of public areas.

Exterior Security: Entrance ways must be clearly identifiable, with adequate nighttime light levels and clear directional signage. All building entrances must include provision for proximity and/or swipe card readers that unlock the doors. Allowable access times can be programmed into the card. Nighttime lighting shall be provided at all pathways, loading dock, and emergency egress points on all buildings. Light levels at loading docks and emergency egress points shall be automatically increased when necessary through the use of motion detectors. Lighting levels at emergency egress points shall also be immediately increased during alarm conditions. Building mounted cameras, with fixed focus and/or pan and zoom capabilities will be installed to monitor building entrances, with installation priority given to residential buildings. Each camera will be capable of being monitored via Eastern's network, with the campus police and administration determining final monitoring locations.

Interior Security: All building entrances must include provision for proximity and/or swipe card access to unlock doors. In addition, residence halls may have a secondary line of security demarcation inside the building that further limits access to the residential units. Where deemed necessary and/or desirable by the University, interior cameras with pan and zoom capabilities will be located in public areas and areas requiring additional security or monitoring. Each camera will be capable of being monitored via Eastern's network, with the campus police and administration determining final monitoring locations.

FIRE ALARM SYSTEMS

The campus currently uses a Simplex Corporation fire alarm system. All new work should be fully interoperable with the existing system.

DOORS/HARDWARE

All doors frames should be welded hollow metal with a paint finish. Doors with a natural wood finish are preferred. All classroom doors should have vision panels that allow a clear view from both sides of the door. Brushed aluminum, ADA compliant, lever handled hardware is recommended throughout. ASSA is the preferred lockset manufacturer. Keying standards for all buildings on campus are provided as required.

ELEVATORS

Hydraulic or Otis Gen2 type elevators are recommended for use on both campuses. Cab finishes should include textured or patterned stainless steel wall panels, with vinyl composition or rubber flooring.

FLOORING

There currently is a wide range of finish flooring on campus. All new construction and renovation projects should use flooring from easily renewable or recyclable materials. No VOC adhesives should be used, and all floors should be maintained with "green" cleaning practices as outlined by the United States Environmental Protection Agency.

GLASS

On new construction and renovations, all windows should use thermally broken metal or metal clad frames with LowE glass.

CLASSROOM EQUIPMENT

Classrooms should be able to adapt to as wide a range of pedagogical styles as possible. Furniture should be durable but lightweight, to facilitate alternate arrangement of tables and chairs. All classrooms should include a permanently mounted digital LCD projector and roll down projection screen operable by a consistent set of controls. Lighting controls and window shading should allow for appropriate light levels to provide good visibility of projected images, while maintaining adequate light levels for note taking and teacher / student interaction. All classrooms should have Internet and campus data network access. Provisions for wireless networking are encouraged.

Classroom Equipment



Classroom Configuration



Interior Furnishings





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SECTION EIGHT - LANDSCAPE AND OPEN SPACE

Campus Master Plan

INTRODUCTION

The Landscape and Open Space portion of the Campus Master Plan report describes the proposed organization of open space based on the site analysis, proposed circulation systems, and the development of the preferred campus alternative.

PROPOSED OPEN SPACE PLAN

The Proposed Open Space plan illustrates four types of open space on campus. Common Space and Quadrangles are large areas of open space defined by a group of buildings in a formal manner, or space between buildings, providing opportunities for informal recreation. Plazas and Courtyards are located at building entrances or other points of interest and are typically characterized by a high level of landscape materials. Peripheral Open Space is found along the edges of campus, generally as a streetscape or buffer. Athletics and Recreation spaces are dedicated space for Eastern's athletic programs, and organized or formal recreation activities.

Proposed Open Space Plan



MAJOR CAMPUS SPACES

Major campus spaces include quadrangles, plazas, common spaces, athletic facilities, campus entrances or gates, drop-off zones, and pedestrian crossing zones. The following graphics and descriptions outline some major campus spaces proposed for Eastern.



A. Additional Campus Recreation

There is a lack of formal and informal student recreation space on campus, space for students to participate in unstructured activities such as frisbee throwing and pick-up games of soccer or football. Currently formal outdoor recreation is located on the main campus consisting of a soccer field and tennis courts. The Campus Master plan proposes incorporating formal recreation fields and courts throughout campus adjacent to the residence hall clusters on the north, central and south campuses. Reorganization of vehicular circulation also allows for consolidation of common open space, providing many opportunities for informal recreation. Though the Mansfield Campus is dominated by athletic facilities, there is an opportunity to create a recreational fitness trail on the site.



B. Enhanced Central Quadrangle

The Central Quadrangle should be the focus of the campus and include connections to the residential quadrangle. The south end of the quad is defined by the library, the proposed Academic Technology Building, Constitution Hall, the Science Building, and Webb Hall. Currently Eastern Road cuts across the open space between Webb Hall and the North Heat Plant. When Eastern Road is removed, the quadrangle can be extended to Goddard Hall and terminated by the Sports Center addition. This strategy is essential to reconnecting open space fabric for the campus and providing safe and continuous pedestrian circulation. The Central Quadrangle is a formal open space defining Eastern's academic core.



C. Future Clock Tower Road Quadrangle

The Clock Tower Road Quadrangle is a potential open space made possible by the relocation of Eastern Hall, demolition of Winthrop Hall, and realignment of Clock Tower Road. A new residence hall adjacent to Laurel Hall will become the new focal point of the Windham Street entrance. A new academic building mirrors the residence hall defining the corners of the quad. A new Academic Technology Building located adjacent to the library is the focal point of the quad from Clock Tower Road. The service dock for the library and Academic Technology Building is accessed through the quad along a major pedestrian route. The tiered open space in the quad provides an opportunity for informal and passive recreation.

OPEN SPACE AND PEDESTRIAN CIRCULATION

The proposed system of primary pedestrian circulation is fully integrated with vehicular circulation and falls mainly within the campus open space. This provides pedestrians safety and more efficient routes of travel to activity nodes, such as building entrances and parking garages. Although general vehicular traffic is prohibited from this system, it will accommodate emergency and service vehicles, as well as providing handicap parking access to buildings.

PATHWAY HIERARCHY

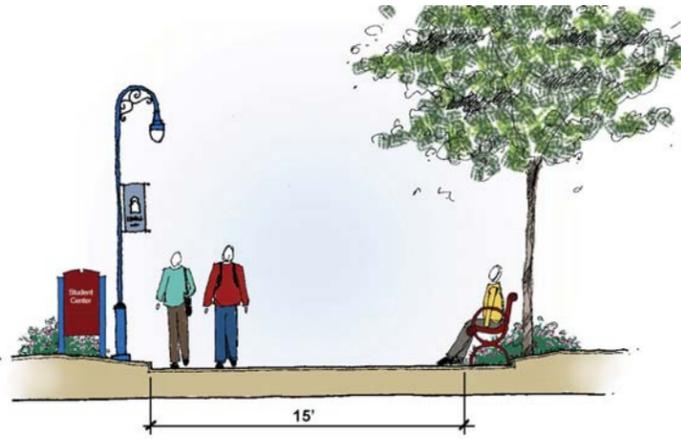
The Pathway Hierarchy diagram illustrates how the pedestrian circulation system is organized by a hierarchy of paths. Pathway widths of fifteen, eight, and four feet visually indicate the specific use of each type to the pedestrian. Primary pathways are the framework of the pedestrian circulation system. These pathways connect major campus destinations and accommodate emergency and service vehicles. This framework of pathways also includes such amenities as lighting, planting, special paving and curbing, site furniture, and signage. Secondary pathways provide circulation between major routes, for pedestrians only. These pathways include planting, paving and lighting. Tertiary pathways are pedestrian connections between larger pathways and to minor building entrances.

Proposed Pathway Hierarchy



PATHWAY HIERARCHY - SECTIONS

Primary Path-Pedestrian Link



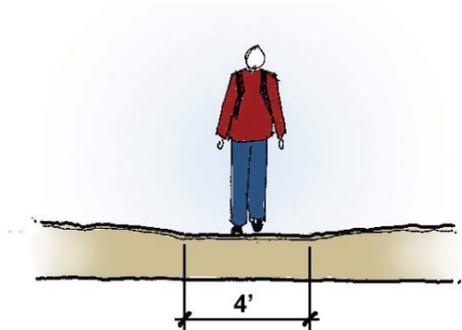
- 15' width for major pedestrian circulation, and service/emergency circulation.
- Connects major campus destinations on campus shuttle system route; framework of system.
- Pedestrian lighting.
- Planting hierarchical framework.
- Concrete or unit paving; may have curbed, decorative, or planted edges.
- Directional signage to various campus destinations.
- Site amenities include seat walls, benches, trash receptacles, and sculptural elements.

Secondary Path



- 8' width for minor pedestrian circulation.
- Circulation between major pedestrian routes.
- Pedestrian lighting.
- Planting scheme.
- Concrete and unit paving.

Tertiary Path



- 4' width for minor pedestrian circulation between larger paths.
- Minor building entrances to paths.
- Concrete paving.
- Pedestrian lighting as required.

CAMPUS PRECINCTS GUIDELINES

The Campus Precincts Guidelines and diagram define major campus spaces by predominant land use and building massing, and outline design considerations for development of open space.

Precinct 1-North Campus Residential

The North Campus Residential Precinct is defined primarily by residence halls, a student dining facility, athletic and recreation fields, and courts, and two parking structures. Preservation of the buffer along residential edges is encouraged with development of the streetscape along High Street. Several pedestrian links connect major destination points from precinct one to precinct two and should be developed to provide clear, safe, and pleasant pedestrian movement on north campus.

Precinct 2-North Campus Academic

The North Campus Academic Precinct is characterized by a number of uses including academic, administrative, student life, and athletics. The new Fine Arts Instructional Center will become Eastern's landmark building in projecting its image as the state's public liberal arts university. Streetscape along High Street should acknowledge the Fine Arts Instructional Center, and the main campus entry. Open space adjacent to the Fine Arts Instructional Center will provide opportunities to display outdoor sculptures. Pedestrian links from parking facilities in precinct one and from the Student Center should provide continuity for pedestrians going to the Fine Arts Instructional Center for public events.

Precinct 3-Central Campus Academic

The Central Campus Academic Precinct is made up of several academic buildings including the Science Building, the Library, Webb Hall and Goddard Hall. These buildings form an enhanced Central Quadrangle. The quadrangle is bookended to the north and south by the Sports Center expansion and Constitution Hall, along with the new Academic Technology Building, respectively. Eastern Road is removed in this precinct to reinforce the development and reconnect the quadrangle. The quadrangle and complimentary open spaces in this precinct have a formal quality and should reinforce cross campus pedestrian links. Streetscape along High Street should be developed similar to precinct one.

Precinct 4-Central Campus Clock Tower Quad

The Clock Tower Quadrangle Precinct is a new space developed by the reorganization of buildings and vehicular circulation. Relocation of Eastern Hall, demolition of Winthrop Hall, mitigation of historic Knight House and realignment of Clock Tower Road make the new quadrangle development possible. The new quad is defined by a residential building adjacent to Laurel Hall and mirrored by a new academic building. These buildings frame a new Academic Technology Building that will be the focal point of the quad from Clock Tower Road. Open space provides opportunity for informal open space. A parking deck located at the end of Windham Street, and the new residence hall create a backdrop for a pedestrian link from precinct five. Streetscape should be developed along High Street and Windham Street.

Precinct 5-South Campus Residential

The South Campus Residential Precinct is separated from the main campus by the former Kramer Middle School currently occupied by a preschool in the Town of Willimantic owned building. This precinct will become primarily residential with the conversion of Shafer Hall into housing. A new parking deck connected to Shafer Hall will provide parking while allowing surface parking at Noble Hall to be converted to a green area for recreation for south campus residents. Streetscape should be developed along High Street and along Windham Street, strengthening the pedestrian connection back to precinct four.

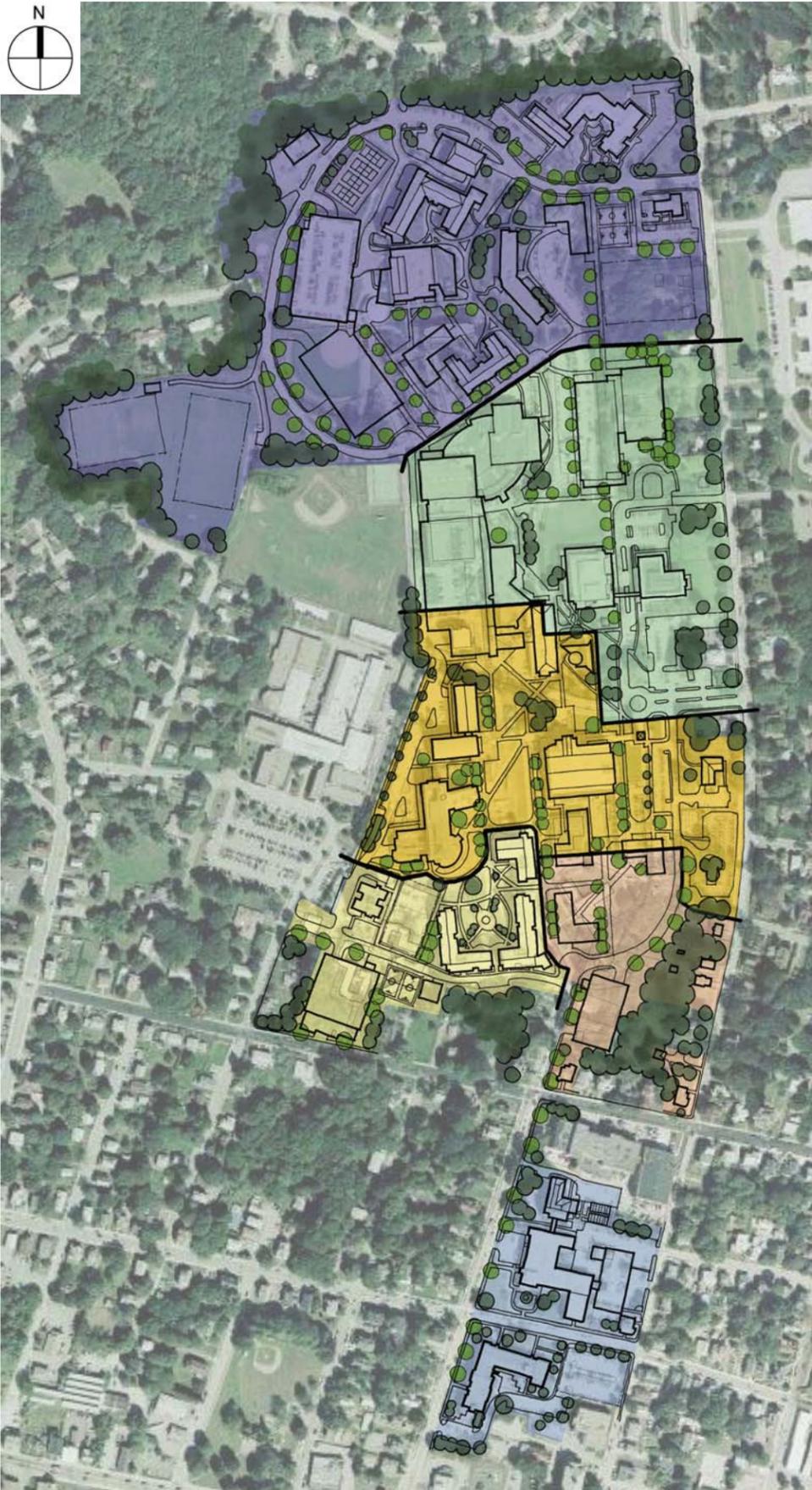
Precinct 6-Central Campus Residential

The Central Campus Residential Precinct contains an existing residential quadrangle comprised of Constitution, Laurel, and Nutmeg halls, with the High Rise residential building nearby. The Low Rise residential buildings will be demolished to provide for redevelopment that includes a recreational field, basketball courts, a new Student Wellness Center, and a parking garage. Realignment of the Windham Street Extension minimizes vehicular conflict. Open spaces should be developed to enhance student life for use as formal and informal recreational open spaces.

Mansfield Campus

The Mansfield Campus is comprised of the baseball field and stadium, 400 meter track with soccer field, area for throwing events, lacrosse field, and dedicated surface parking. The softball field relocation is proposed for the Mansfield Campus, as well as a recreational fitness trail. Future development should take into consideration: neighboring context, existing environmental conditions, and strengthening visual and pedestrian connections back to the main campus.

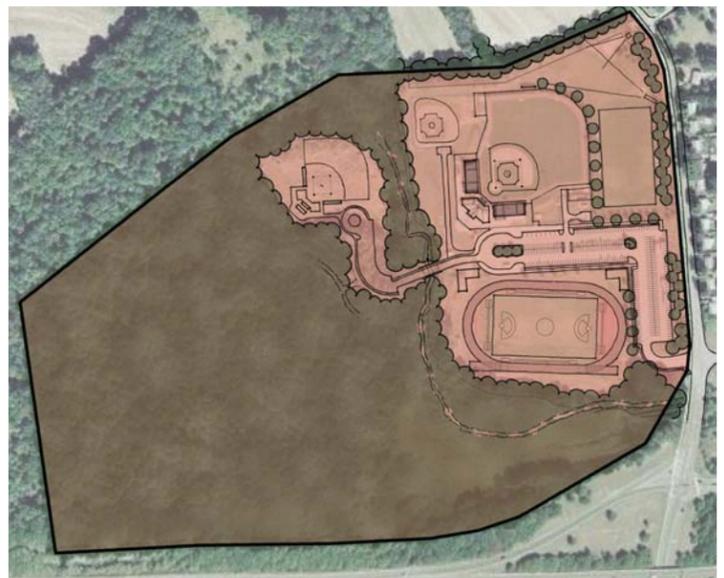
Campus Precincts Diagram



LEGEND

- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4
- Precinct 5
- Precinct 6
- Mansfield Campus

Mansfield Campus





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SECTION NINE - MASTER PLAN

Campus Master Plan

INTRODUCTION

The Eastern Connecticut State University Campus Master Plan is the second part of an update to the master plan first prepared in 1992 and revised in 1997. The Campus Master Plan is a baseline for future campus development and funding requests to the Board of Trustees. The educational space needs of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan report, developed by Paulien & Associates, Inc. The Campus Master Plan update addresses the facilities required to accommodate the program and requirements of the University in 2017.

SMMA has had the opportunity to work with the faculty and administrative staff of Eastern, to understand the unique qualities of the campus and institution, and to help plan for the challenges of the future. The Campus Master Plan update for Eastern is a guide for incremental growth that responds to stated needs, planned expansions, and changes in facilities needs.

GOALS AND OBJECTIVES OF THE MASTER PLAN

The Goals and Objectives for Facilities and Campus Development were:

- To provide a plan for prioritized renovation, upgrades, replacement, and expansion of existing facilities;
- To identify functions that should be relocated to existing or new facilities in coordination with the space utilization study;
- To outline a guide for unification and consolidation of the campus;
- To act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive image of the University, community, and State;
- To provide a development strategy that establishes need, priority, schedule, and cost-effective solutions. Together with focused areas of study, these broad objectives formed the basis of the Master Plan;
- To provide a renovation and sequencing plan that allows for prioritized upgrading of existing facilities;
- To outline relocation strategies identifying current use of space and functionality and incorporating these strategies in the renovation and sequencing plan, including the identification of new facilities as required;
- To provide a Development Plan to identify and prioritize new campus buildings;
- To illustrate the comprehensive open space and landscaping plan, and develop a physical plan that will unify and consolidate the east and west portions of the campus;
- To outline a capital outlay plan for new and renovated facilities that establishes need, priority, and schedule within cost-effective solutions.

MASTER PLAN FOCUS AND EMPHASIS

The planning process included evaluations and review of alternatives and the final plan. Although the plan has a “big” idea—reorganizing vehicular circulation to consolidate open space and provide pedestrian friendly circulation— it also allows for realistic future growth within the existing campus boundaries. The plan builds on existing strengths of the campus and works to enhance its image and identity and to provide a central focus supporting its mission in becoming Connecticut's leading public liberal arts university. A new Fine Arts Instructional Center located along High Street will promote Eastern's strength in liberal arts. The Eastern Campus Plan Update focused on the following areas:

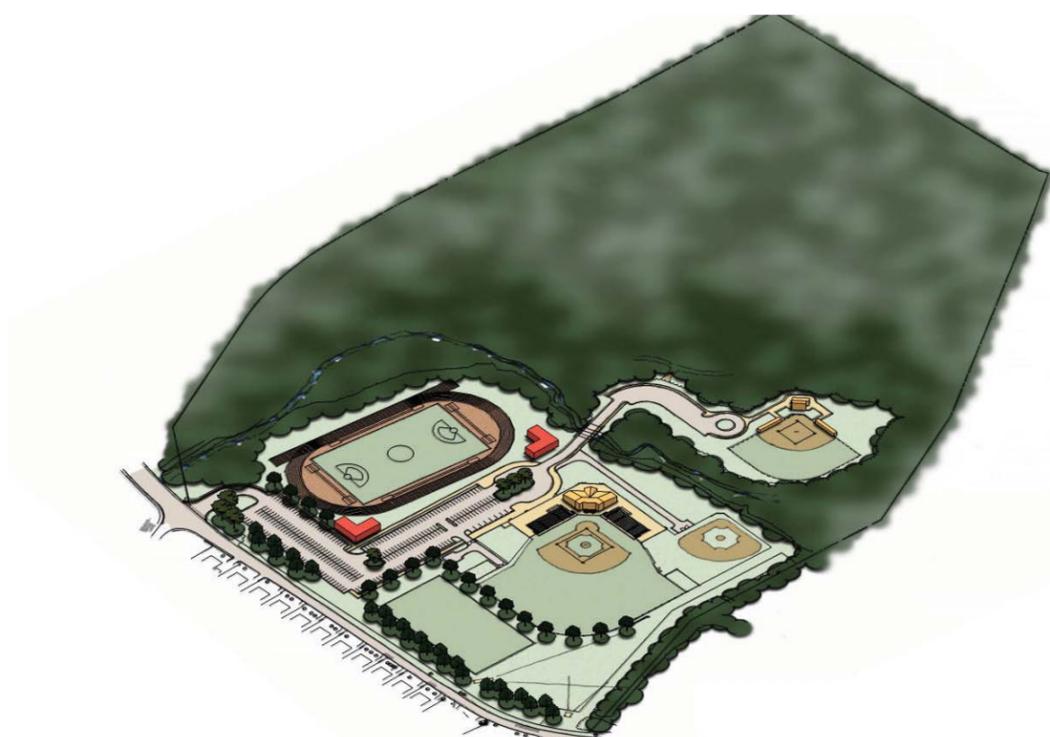
1. New construction to meet existing and anticipated space deficiencies;
The development program outlined in the master plan program (page 4/10) are translated into buildings on the Capital Development Program budget (page 9/10).
2. Proposed renovations and additions;
Projects are listed (page 9/8).
3. Capital outlay timeline for new facilities;
The CSUS 2020 ECSU Projects and Master Plan Projects Timeline (page 9/12).
4. Mid- and long-range uses of buildings;
A space relocation summary (page 4/12) lists potential space changes during the master plan implementation.
5. Landscaping, open space, campus entrances, borders, and planting;
Planting guidelines are described (page 7/6).
6. Land use on campus;
Land Use proposals for campus (page 6/6).
7. Campus housing;
Future housing locations for the campus have been designated in the final master plan (page 9/4).
8. Coordination with the assessment of the general use of space on campus;
The determinations were made in the master plan program report and used as the basis for the capital projects list (page 9/8).
9. The cost to maintain and renew facilities;
Project costs (for bricks and sticks) are listed with the Capital Program Budget (page 9/10).
10. Parking and pedestrian / vehicular movement.
Changes are outlined for the campus master plan (pages 6/7, 6/9).

EASTERN CONNECTICUT STATE UNIVERSITY CAMPUS MASTER PLAN FOR THE YEAR 2017

Main Campus



Mansfield Campus

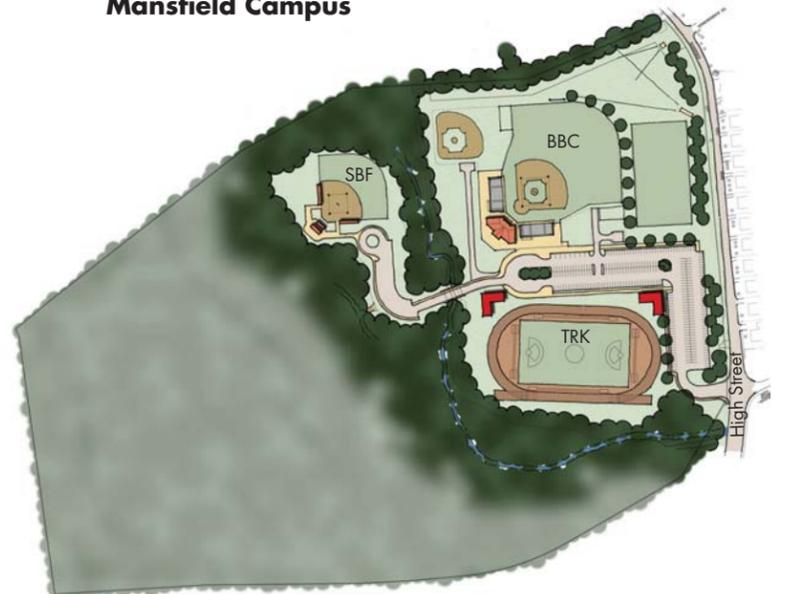


CAMPUS MASTER PLAN FOR THE YEAR 2017



- | | | | |
|-------|--|-------|--|
| 176H | 176 High Street | NIEJ | Niejadlik Hall |
| 182H | 182 High Street | NOBL | Noble Hall |
| 192H | 192 High Street | NUTM | Nutmeg Hall |
| 333P | 333 Prospect Street | OCC | Occum Hall |
| ACAD | New Academic Building | NPG | North Parking Garage |
| ADMIN | Administration Building | PS | Future Police Station |
| ADM | Admissions Building | PDK | Knight Parking Deck |
| BBC | Baseball Field | PDS | South Parking Deck |
| BECK | Beckert Hall | PG2 | Parking Garage 2 |
| BURR | Burr Hall | PGW | West Parking Garage |
| CONS | Constitution Hall | RES1 | New Residence Hall 1 |
| FAC | Facilities Management and Planning (w/ Addition) | RES2 | New Residence Hall 2 |
| FAIC | New Fine Arts Instructional Center | RES3 | New Residence Hall 3 |
| GDH | Goddard Hall | SHAF | Shafer Hall |
| GRANT | Grant House | SCI | Science Building |
| HTP1 | Heating Plant, North (w/ Addition) | SBF | Softball Field |
| HTP2 | Heating Plant, South | SPTC | Sports Center (w/ Addition) |
| HIR | High Rise Apartments | STCTR | Student Center |
| HRLY | Hurley Hall/Dining Services (w/ Addition) | SWC | New Student Wellness Center |
| LAUR | Laurel Hall | TECH | Academic Technology Building |
| LIB | J. Eugene Smith Library | TRK | Track |
| MEAD | Mead Hall | WRHS | New Facilities Warehouse |
| MEDIA | Media Building | WEBB | Webb Hall |
| | | PLNT | Wickware Planetarium |
| | | CFRDC | Child & Family Development Resource Center |
| | | WOOD | Wood Support Services Center |

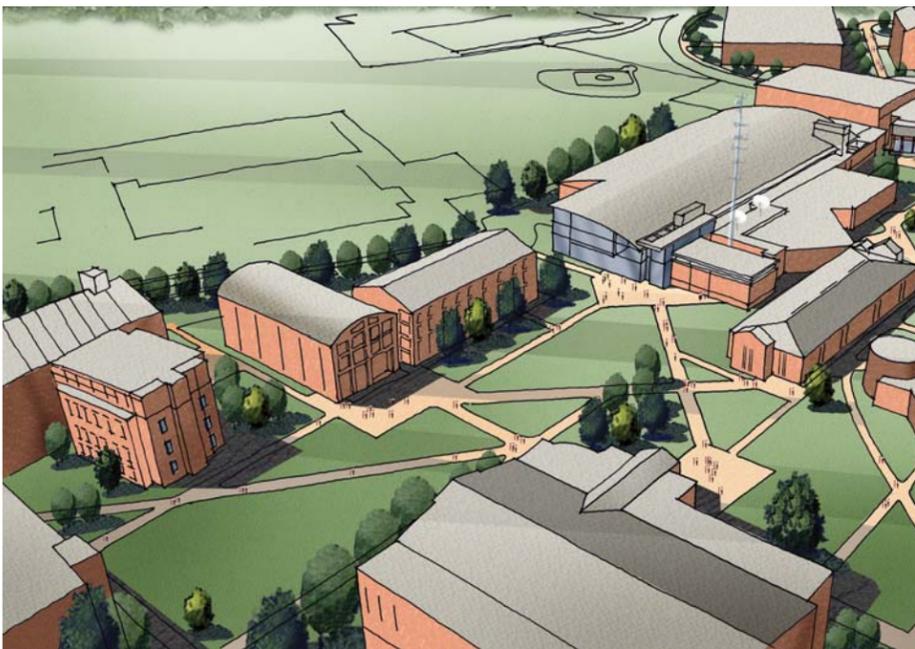
Mansfield Campus



A - Fine Arts Instructional Center



B - Sports Center



C - Clock Tower Road Quad

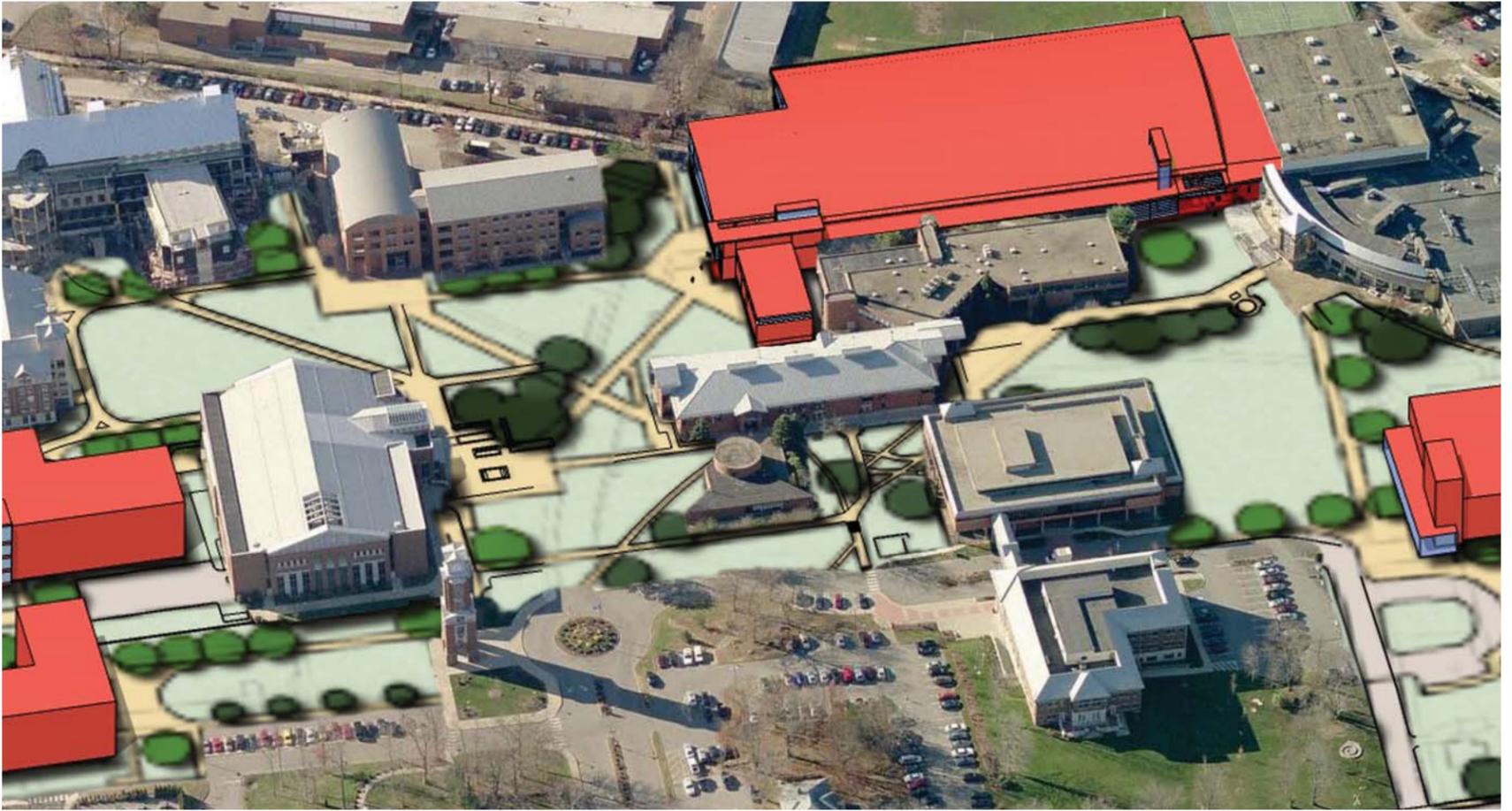


EASTERN CONNECTICUT STATE UNIVERSITY CAMPUS MASTER PLAN FOR THE YEAR 2017

View of Central Quadrangle: Existing



View of Central Quadrangle: Proposed



View of Clock Tower Road Quadrangle: Existing



View of Clock Tower Road Quadrangle: Proposed



PROJECT LOCATION

New construction is proposed for both the Main and Mansfield campuses. New building locations and massing seek to enhance the existing campus and to create new quadrangles and linked exterior spaces throughout the university. Circulation, parking and infrastructure improvements are emphasized with new development.

Projects

1. **Softball Facility Relocation-** The Softball Field Facility is relocated from Main campus to Mansfield campus to consolidate athletic facilities and to make room for the North Parking Garage expansion.
2. **400 Meter Track (Phase II)-** Interior natural field is upgraded to synthetic turf field surface with remaining bleacher and lighting installations.
3. **Fine Arts Instructional Center-** New Visual Arts and Performing Arts Facility to house academic programs and galleries.
4. **Athletic Support Building-** Locker rooms, training facilities, and storage at the Mansfield campus.
5. **Facilities Warehouse-** New facilities warehouse located near the Facilities Building across from the tennis courts.
6. **Burr Hall Renovation-** Renovation of residence hall.
7. **Shafer Hall Renovation-** Conversion of academic space to residence hall.
8. **Goddard Hall and Media Hall Renovations Phase I-** Renovations for programs to occupy space in interim phase of space relocation plan.
9. **Hurley Hall and Conference/Events Expansion-** Renovation of student dining area and expansion for Conference and Events program.
10. **Wood Support Services Center and Webb Hall Renovations-** Minor renovations for program changes.
11. **North Heating Plant Expansion-** Central facilities expansion as indicated in the Heat Plant Capacity Study.
12. **Sports Center Renovation and Expansion-** Preservation and renovation of gymnasium; with possible demolition/renovation and additions of the rest of the facility resulting in an expansion of the Sports Center.
13. **Recreation Field/Recreation (at next to Occum Hall)-** New recreation field and basketball courts near residence halls on north campus.
14. **South Campus Parking Deck, Recreation Field, and Recreation (at Noble Hall)-** 300-car parking deck at Shafer Hall, replace Noble surface lot with recreation field for south campus residents.
15. **New Residence Hall 1 (next to Occum)-** New residence hall for 135 beds near Occum Hall on north campus and site related modifications.
16. **Remove Eastern Road-** Remove Eastern Road from entry rotary to the Sports Center to reconnect open space, and reconstruct surface parking lots.
17. **New Residence Hall 2 (replaces Burnap and Crandall)-** New residence hall for 135 beds adjacent Niejadlik Hall.
18. **Facilities Building Expansion-** Expansion of Facilities Building to accommodate program space need.
19. **Goddard Hall and Media Hall Renovations Phase II-** Renovations for programs to occupy space in final phase of space relocation plan.
20. **Student Wellness Center, Recreation Field and Basketball Courts (at Low Rise site)-** New Student Wellness Center, recreation field, and basketball courts located near residence halls on central campus, and site related modifications.
21. **Academic Technology Building-** New facility to house the IT department and data center located near the library.
22. **Soccer Field Upgrades-** Upgrade of existing soccer field to synthetic turf field surface and addition of second recreation field.
23. **Storage Facility at Soccer Fields-** New building at site of soccer fields for storage.
24. **Realign Windham Street Extension to Birch Road-** Realign Windham Street Extension for development at Low Rise site and safer vehicular circulation.
25. ***West Garage (at Low Rise site)-** 300-car parking garage.
26. **New Residence Hall 3 (at Clock Tower Road Quad)-** New residence hall for 135 beds at the end of Windham Street. Realign Clock Tower Road to create new quadrangle for new residence hall, academic building and Academic Technology Building.
27. **Academic Building-** New academic building to accommodate additional space needed for academic programs and general classroom space, reconstruct surface parking lots.
28. ***Knight House Parking Deck-** 200-car parking deck at the end of Windham Street at the Knight House site. Prior to additional planning and resolution to the status of relocating, demolition or no effect of Knight Street would need to be coordinated with the State Historic Commission. Knight Street is listed on the State Historic Register.

*Prior to scheduling a design and construction time frame for parking deck and garage (# 25 and 28), a traffic study should be conducted to verify projected parking needs and parking policies.

CSUS 2020 ECSU PROJECTS

Phase I - Fiscal Years 2009, 2010 and 2011

	TOTAL Phase I
Code Compliance/Infrastructure Projects	\$ 8,255,113
Fine Arts Instructional Center (design)	12,000,000
Outdoor Track Phase II (design and construction)	1,816,000
Athletic Support Building (design and construction)	1,921,000
New Warehouse (design and construction)	2,269,000
TOTALS	\$ 26,261,113

Phase II - Fiscal Years 2012, 2013 and 2014

	TOTAL Phase II
Code Compliance/Infrastructure Projects *	\$ 5,825,000
Fine Arts Instructional Center (construction)	71,556,000
Goddard Hall Renovation	19,239,000
~ Goddard Hall Renovation (design)	
~ Goddard Hall Renovation (construction)	
TOTALS	\$ 96,620,000

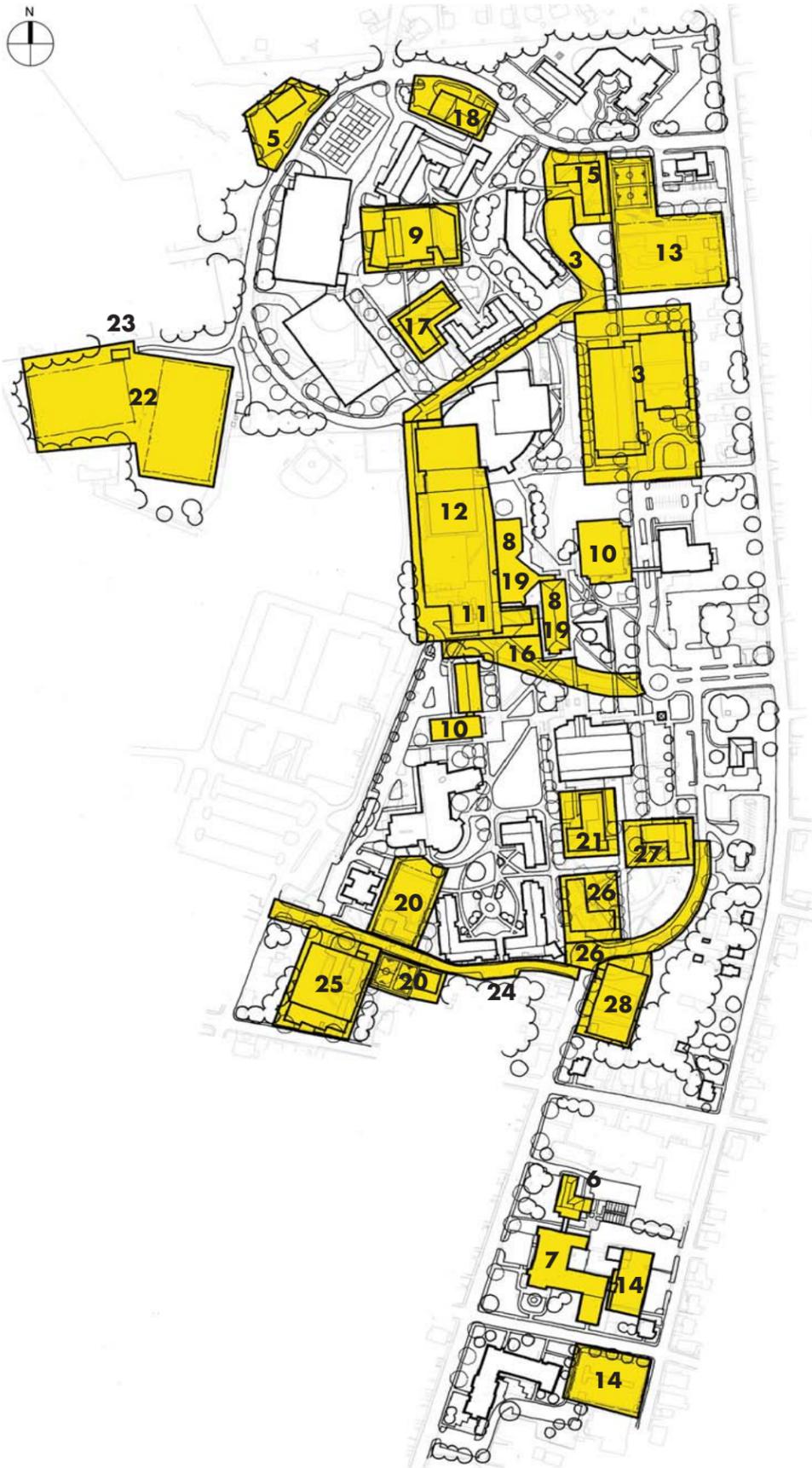
* Includes funds for minor capital projects.

Phase III - Fiscal Years 2015, 2016, 2017 and 2018

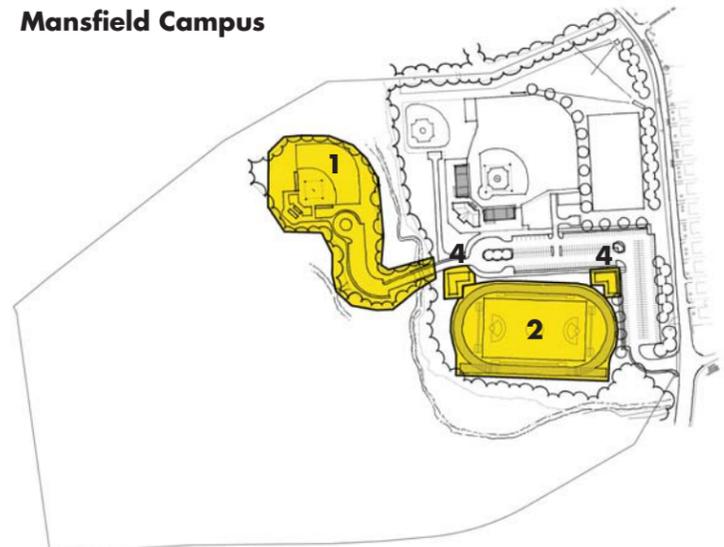
	TOTAL Phase III
Code Compliance/Infrastructure Projects *	\$ 5,000,000
Fine Arts Instructional Center (equipment)	4,115,000
Goddard Hall Renovation (equipment)	1,095,000
Sports Center Addition and Renovation (design)	11,048,000
TOTALS	\$ 21,258,000

* Includes funds for minor capital projects.

Project Location Diagram



Mansfield Campus



PHYSICAL DEVELOPMENT PROGRAM BUDGET

The Master Plan is a ten-year comprehensive physical development plan to enhance the academic, residential, and community life of the campus. It identifies new building and renovation projects that ideally should be made by the target year 2017, but understanding that not all projects can be accomplished over this ten-year period. However, the Master Plan should not be confused with the capital improvement plan or budget. Projects listed herein are in a sequence considered to be most advantageous to the University's future over the next decade and beyond. At the same time, the Master Plan's advantage is that it provides the University flexibility to make shifts in the priorities of the projects or their related sequence of construction if unexpected fluctuations in state bond funding and CHEFA financing occur or if new public, grant, or private funding sources for specific projects were to be secured in the future.

Physical Development Program for Eastern Connecticut State University

PROJECT PRIORITY						
Priority	Category	Project Type	Project	ASF	GSF	Campus
1	New	AT	Softball Facility Relocation		10 acres	Mansfield
	Demo	I	Demolition - Police Building\ 264 High Street		3,577	Main
	Demo	I	Demolition - 372 High Street		3,131	Main
2	New	AT	400 Meter Track			Mansfield
3	New ²	AC	Fine Arts Instructional Center		134,000	Main
	Demo	I	Remove Charter Oak Road and Landscape Improvements			Main
4	New	AT	Athletic Support Building	10,000	17,000	Mansfield
5	New	AD	Facilities Warehouse	10,000	17,000	Main
6	Reno	S	Burr Hall Renovation	23,674	37,085	South
7	Reno	S	Shafer Hall Renovation	43,598	68,282	South
8	Reno ³	AC	Goddard Hall and Media Hall Renovations- Phase I	46,398	80,310	Main
9	Add/Reno ⁴	S/AD	Hurley Hall and Conference/ Events Expansion	38,281	65,078	Main
10	Reno	S	Wood Support Services Center Renovations	2,364	4,019	Main
	Reno	AC	Webb Hall Renovations	1,267	2,154	Main
11	Add/Reno	I	North Heating Plant Expansion	1,526	11,340	Main
12	Add/Reno ⁴	AT	Sports Center Renovation and Expansion	104,500	177,650	Main
13	New	S	Recreation Field/ Recreation (next to Occum Hall)		6 acres	Main
14	New	I	South Campus Parking Deck		105,000	South
	New	S	Recreation Field/ Recreation (replaces Noble Parking Lot)		6 acres	South
15	New	S	New Residence Hall I (next to Occum Hall)	46,875	79,688	Main
	New	I	Site Related Modifications			Main
16	Demo	I	Remove Eastern Road and Reconstruct Surface Parking Lots			Main
17	New	S	New Residence Hall II (replaces Burnap & Crandall)	46,875	79,688	Main
	Demo	I	Demolition - Low Rise Apartments	50,029	63,498	Main
	Demo	I	Demolition - Existing Health Services building	2,934	5,600	Main
	Demo	I	Demolition - Burnap & Crandall	26,604	43,684	Main
18	New	AD	Facilities Building Expansion	5,300	9,010	Main
19	Reno ³	AC	Goddard Hall and Media Hall Renovations- Phase II	46,398	80,310	Main
20	New	S	Student Wellness Center	8,434	14,338	Main
	New	I	Site Related Modifications			Main
	New	S	Recreation Field/ Basketball Courts (at Low Rise site)			Main
21	New	AD	Academic Technology Building	33,322	56,647	Main
	Demo	I	Demolition- Eastern Hall	5,424	8,487	Main
22	Reno	AT	Soccer Field Upgrades			Main
23	New	AD	Storage Building at Soccer Fields		1,500	Main
24	New	I	Realignment of Windham Street Extension to Birch Road			Main
25	New ⁷	I	West Garage (at Low Rise site)		105,000	Main
26	New	S	New Residence Hall III (at Clock Tower Road Quad)	46,875	79,688	Main
	Demo	I	Demolition - Winthrop Hall	14,373	23,547	Main
	Demo	I	Demolition - Knight House	2,403	5,316	Main
	Reno	I	Realign and Extend Clock Tower Road and Reconstruct Surface Parking Lots			Main
27	New ⁷	AC	Academic Building	25,310	43,027	Main
28	New	I	Knight House Parking Deck		70,000	Main
Total Projects				642,764	1,494,654	

- Note:**
1. Estimated Construction GSF Cost 06-2008 adapted from Connecticut DPW Budget Projections, 5% added for LEED.
 2. GSF Cost for New² is calculated by blending new construction costs proportionately to the scope of work by building type.
 3. GSF Cost for Reno³ is calculated by blending renovation construction costs proportionately to the scope of work by building type.
 4. GSF Cost for Add/Reno⁴ is calculated by blending new construction and renovation construction costs proportionately to the scope of work.
 5. TPC for CSUS 2020 ECSU Projects have been included.
 6. Established Estimate costs compiled by SMMA.
 7. Coordinate with future traffic study and the State Historic Preservation Office at the Knight House site.

Division Key:
 AC = Academic, AD = Administration,
 S=Student Life, AT = Athletics,
 I = Infrastructure/Campus Amenities

Project description	Est. Constr. GSF Cost 06-2008 ¹	Construction Cost	Est. Owner's GSF Cost	Total Project Cost (TPC)	Funding Source
Established Estimate		\$3,000,000		\$4,350,000	General Obligation
	\$65	\$232,505	\$72	\$255,756	General Obligation
	\$65	\$203,515	\$72	\$223,867	General Obligation
Established Estimate		N/A		\$1,816,000	General Obligation ⁵
New Building with consolidated School of Visual and Performing Arts	N/A	\$71,566,000	N/A	\$87,671,000	General Obligation ⁵
Established Estimate		\$250,000		\$362,500	General Obligation
	N/A	N/A	N/A	\$1,921,000	General Obligation ⁵
New construction	N/A	N/A	N/A	\$2,269,000	General Obligation ⁵
	N/A	N/A	N/A	\$20,584,000	CHEFA
Renovate to Housing	\$192	\$13,110,144	\$278	\$19,009,709	CHEFA
Renovations for Interim Use	N/A	N/A	N/A	\$20,334,000	General Obligation
Renovation of reprogrammed space	N/A	N/A	N/A	\$19,693,000	CHEFA
Minor program changes	\$174	\$699,306	\$252	\$1,013,994	General Obligation
Minor program changes	\$174	\$374,796	\$252	\$543,454	General Obligation
Established Estimate- Fuss and O'Neill, Inc., December 3, 2007	\$397	\$4,500,500	\$576	\$5,661,575	General Obligation
Renovation and Upgrades, established estimate for design \$11,048,000 (included in TPC)	N/A	N/A	N/A	\$69,701,000	General Obligation
Established Estimate		\$800,000		\$1,160,000	General Obligation
300 cars @ 350 GSF/space	\$70	\$7,350,000	\$102	\$10,657,500	CHEFA
Established Estimate		\$800,000		\$1,160,000	General Obligation
120 beds @ 375 ASF/bed	\$291	\$23,189,208	\$422	\$33,624,352	CHEFA
Established Estimate		\$1,200,000		\$1,740,000	CHEFA
Established Estimate		\$750,000		\$1,087,500	General Obligation
120 beds @ 375 ASF/bed	\$291	\$23,189,208	\$422	\$33,624,352	CHEFA
	\$65	\$4,127,370	\$88	\$5,613,223	General Obligation
	\$65	\$364,000	\$72	\$400,400	General Obligation
	\$65	\$2,839,460	\$88	\$3,861,666	General Obligation
New Addition to existing building	\$225	\$2,027,250	\$326	\$2,939,513	General Obligation
Renovations for Phase II Use	N/A	N/A	N/A	\$17,977,000	General Obligation
	\$337	\$4,831,839	\$489	\$7,006,166	General Obligation
Established Estimate		\$250,000		\$3,625,000	General Obligation
Established Estimate		\$1,500,000		\$2,175,000	General Obligation
Includes 14,000 for Data Center + 19,322 for IT	N/A	N/A	N/A	\$32,880,000	General Obligation
	\$65	\$551,655	\$72	\$606,821	General Obligation
Established Estimate \$1,250,000		\$1,250,000		\$1,812,500	General Obligation
New building for storage at soccer fields	\$65	\$97,500	\$94	\$141,375	General Obligation
Established Estimate \$500,000		\$500,000		\$725,000	General Obligation
300 cars @ 350 GSF/space	\$70	\$7,350,000	\$102	\$10,657,500	CHEFA
120 beds @ 375 ASF/bed	\$291	\$23,189,208	\$422	\$33,624,352	CHEFA
	\$100	\$2,354,700	\$136	\$3,202,392	General Obligation
	\$65	\$345,540	\$72	\$380,094	General Obligation
Established Estimate		\$1,750,000		\$2,537,500	CHEFA
Includes 12,914 General classroom space + 12,396 Academic space	\$338	\$14,543,126	\$490	\$21,087,533	General Obligation
200 cars @ 350 GSF/space	\$70	\$4,900,000	\$102	\$7,105,000	CHEFA

\$496,821,590

Master Plan Funding	
Master Plan Total Projects	\$496,821,590
2020 Plan- Phases 1, 2 and 3 (debit)	-\$144,139,113
Previously funded G.O. (debit)	-\$4,829,623
CHEFA Projects (debit)	-\$192,867,265
Additional General Obligation Funds to complete unfunded and non-CHEFA Master Plan Requests	\$154,985,589